
City of Huntington Beach General Plan

Coastal Element



2001
As amended through October 2008

City of Huntington Beach Coastal Element

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LOCAL COASTAL PROGRAM AMENDMENTS TO THE LAND USE PLAN
Adopted and Effective

<u>Subject</u>	<u>Type</u>	<u>Effective</u>
Local Coastal Program Amendment No. 03-01 (Orange Ave./MPAH)	Minor	December 8, 2004
Local Coastal Program Amendment No. 06-02 (Timeshares)	Major	October 10, 2007
Local Coastal Program Amendment No. 06-01 (Parkside Estates)	Major	August 7, 2008
Local Coastal Program Amendment No. 07-01 (Figure C-10)	Minor	October 16, 2008

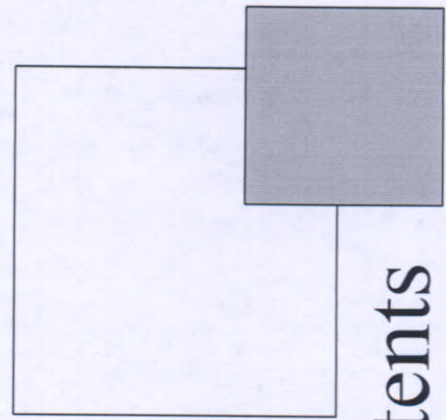


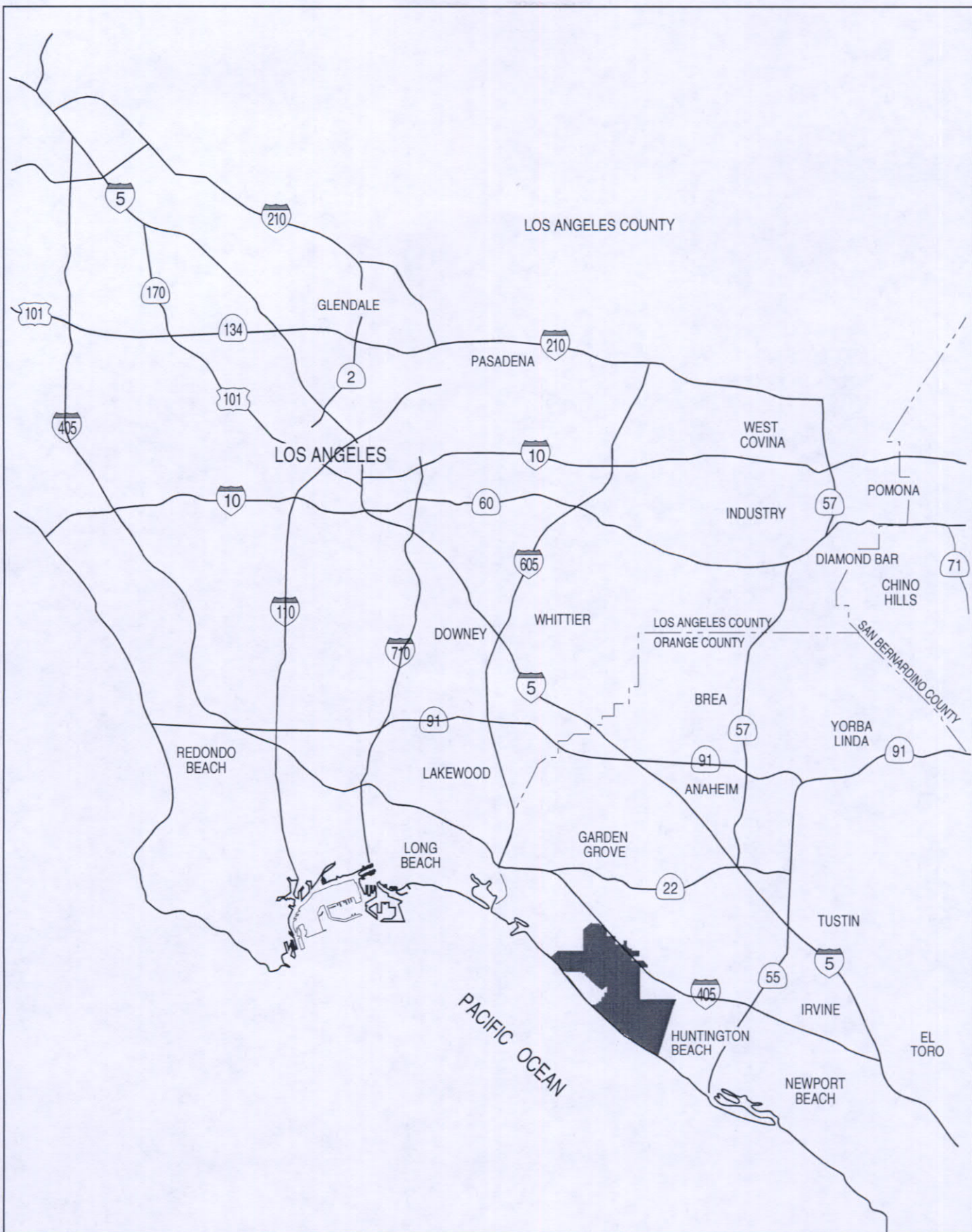
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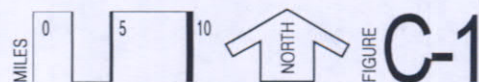
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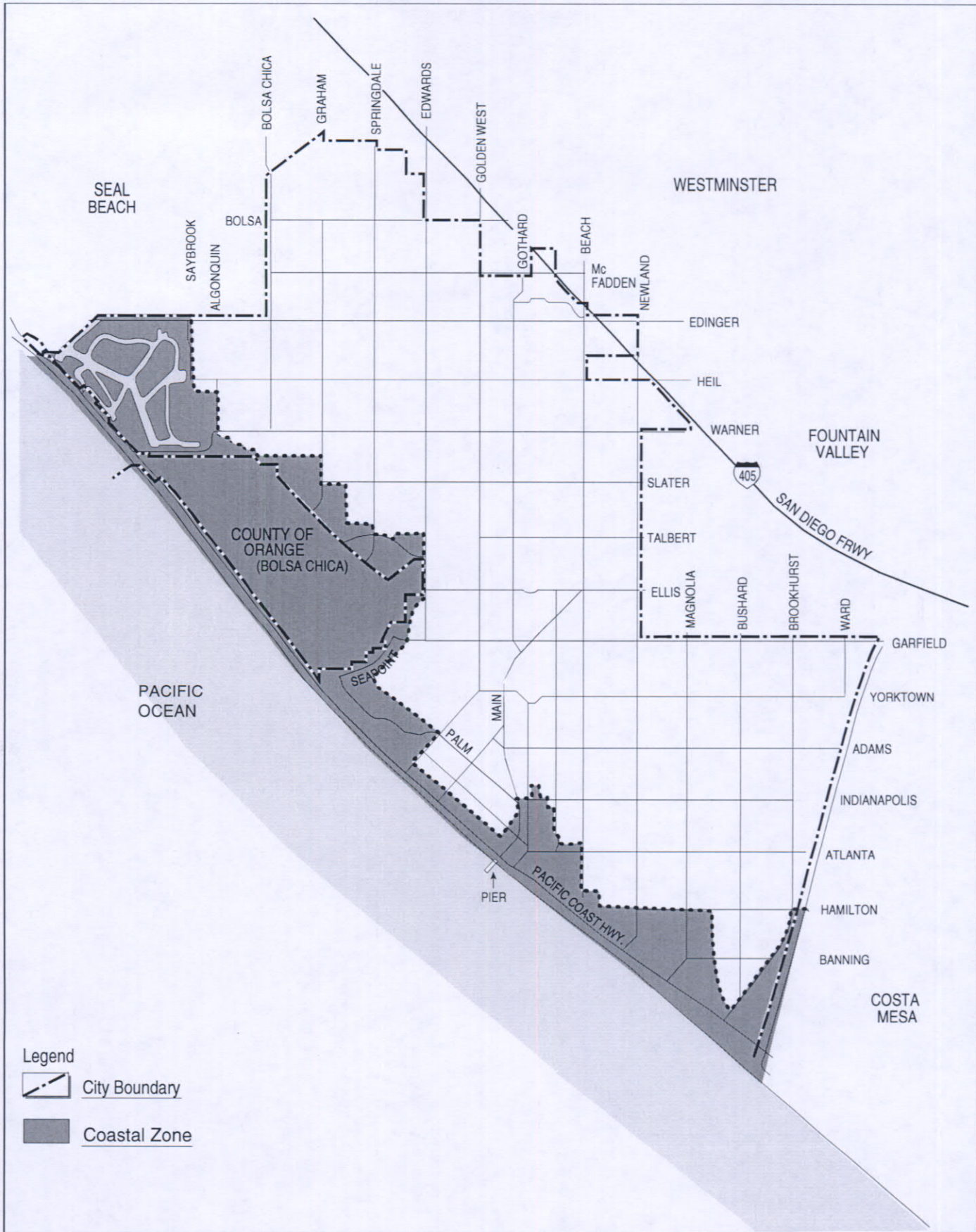
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REGIONAL LOCATION

CITY OF HUNTINGTON BEACH COASTAL ELEMENT





STATUTORY REQUIREMENTS

The California Coastal Act (California State Public Resources Code, Division 20, Sections 30000 et seq.) directs each local government lying wholly or partly within the Coastal Zone, as defined by the Coastal Act, to prepare a Local Coastal Program for its portion of the Coastal Zone. Local Coastal Programs are used to carry out the policies and requirements of the Coastal Act by local governments. Local Coastal Programs must be reviewed and certified by the California Coastal Commission before being implemented by a local government.

Local Coastal Programs are divided into two components: 1.) A coastal element, and 2.) An implementation program. The coastal element must include a land use plan and clear, specific policies to be used by decision-makers when reviewing coastal related issues and proposed development within a jurisdiction's Coastal Zone boundary. Implementation programs include zoning ordinances, zoning district maps, specific plans and other implementing actions that must conform with and carry out the goals and policies of the certified coastal element.

INTRODUCTION

Role and Purpose of the Coastal Element

The purpose of the Huntington Beach Coastal Element is to meet the requirements of the Coastal Act and guide civic decisions regarding growth, development, enhancement and preservation of the City's Coastal Zone and its resources.

Coastal Element Adoption Process

The Huntington Beach Coastal Element was initially certified by the California Coastal Commission in 1985. Portions of the Element have been amended since, but no comprehensive updates have been undertaken until now. This Coastal Element represents a comprehensive update of the City's 1985 Coastal Element. The purpose of the update is to ensure consistency with the policies and format of the 1996 Huntington Beach General Plan and to incorporate revisions of the Coastal Act to date. The Huntington Beach Coastal Element update and adoption process involved the following sequence of tasks:

1. Background information, technical analysis and public input obtained during the 1996 Huntington Beach General Plan Update was used as the primary background information for the Coastal Element update.
2. The draft 1999 City of Huntington Beach Coastal Element was presented to the Planning Commission in a workshop format.
3. The draft 1999 City of Huntington Beach Coastal Element was circulated for a 30 day public review and comment period.
4. At the end of the 30 day review period, the draft 1999 Coastal Element was reviewed at public hearings before the Planning Commission who made recommendations to the City Council for final adoption.

5. The City Council reviewed the draft 1999 Coastal Element, along with Planning Commission recommendations, and took action to adopt the draft 1999 Coastal Element.
6. The City Council approved 1999 Coastal Element was forwarded to the California Coastal Commission for final certification.

Coastal Element Organization

This Coastal Element document is organized in the following manner, consistent with the other elements of the 1996 City of Huntington Beach General Plan.

- Section 1 - Statutory Requirements
- Section 2 - Introduction
- Section 3 - Technical Synopsis
- Section 4 - Issues
- Section 5 - Goals, Objectives and Policies

Goals: A statement of the ultimate purpose of an effort. General in nature and not necessarily quantifiable.

Objectives: A measurable goal.

Policies: A specific statement guiding actions and implying clear commitment.

- Section 6 - Implementation Programs

Implementation

Programs: Denotes actions, procedures, or techniques that carry out the General Plan policy through implementing a standard. Each policy is linked to a specific action oriented implementing program.

Implementation

Matrix: Denotes the responsible agency, funding sources, and schedule for implementing the program.

Relationship to Other Planning Documents

General Plan

The City of Huntington Beach General Plan is the fundamental policy document intended to guide development of the City over the next 20 years. It provides the framework for management and utilization of the City's physical, economic and human resources. General Plan policy addresses land use, the design/character of buildings and open spaces. It also addresses the conservation of existing housing and the provision of new dwelling units, the provision of supporting infrastructure and public services, the protection of environmental resources, the allocation of fiscal resources, and the protection of residents from natural and human-caused hazards. The General Plan is divided into chapters by subject matter. Each chapter contains

elements that address specific issue areas. The thirteen elements of the City of Huntington Beach General Plan include the following:

- Land Use
- Urban Design
- Historic and Cultural Resources
- Economic Development
- Growth Management
- Housing
- Circulation
- Public Facilities and Services
- Recreation and Community Services
- Utilities
- Environmental Resources/Conservation
- Air Quality
- Coastal

Prior to its implementation, the Coastal Element must be approved by the City Council then forwarded to the California Coastal Commission to be reviewed and "certified." For this reason, the Coastal Element has been prepared as a "stand alone" document. It is consistent with the format and policy content of the other elements of the General Plan.

Local Coastal Program (LCP)

A Local Coastal Program consists of two parts:

- 1.) A coastal element including policies and a land use plan, and
- 2.) An implementation program with zoning ordinances, zoning district maps and other implementing actions.

The implementation portion of the LCP must be consistent with the goals and policies of the certified land use plan and must contain adequate measures to ensure their implementation. This document, the Coastal Element, constitutes Part 1 of 2 of the Huntington Beach Local Coastal Program.

Zoning Ordinance

The City's Zoning Ordinance is the primary implementing measure of the Coastal Element. It sets forth regulations regarding land use, development review processes, and development standards for the entire City. The Zoning Ordinance is the Implementation Program, or Part 2 of the City's Local Coastal Program.

Specific Plans

Specific plans are development regulation/zoning tools that may supplement or supersede the Zoning Ordinance in designated areas of the City. Specific plans allow for more customized development and design standards than conventional zoning provides. They are used in areas of the City where unique characteristics, features or issues exist, and where a comprehensive approach to planning, design and development is desired. The City's Coastal Zone includes six specific plan areas. These areas are indicated on the Coastal Element Land Use Map (**Figures C-5 through C-9**) with an "-sp" overlay. The six areas are also listed below.

- Downtown
- Huntington Harbour Bay Club
- Holly Seacliff (a portion of)
- Seacliff
- Magnolia/Pacific
- Palm/Goldenwest

California Environmental Quality Act

In accordance with section 15265 of the California Environmental Quality Act, the preparation and adoption of Local Coastal Programs are exempt from environmental review. This does not imply that development projects that are consistent with the adopted Coastal Element are exempt from environmental analysis.

TECHNICAL SYNOPSIS

Coastal Zone Overview

The Coastal Act establishes policies for coastal resource preservation and defines an area where the policies shall apply. That defined area is known as the "Coastal Zone." The Coastal Zone runs the length of the State's shoreline from its Oregon border south to the Mexican border.

Huntington Beach is a shoreline community, a portion of which lies within the State's defined Coastal Zone. The City's Coastal Zone boundary runs from the northern City limit at Seal Beach, south nine miles to the Santa Ana River at the Huntington Beach/Newport Beach boundary. It extends inland from the mean high tide line from 1,000 yards to over one mile in some areas. The Huntington Beach Coastal Zone encompasses approximately five square miles of land and water, or about seventeen percent of the total area of the City. The Huntington Beach Coastal Zone boundary is shown in **Figure C-2**.

The Huntington Beach Coastal Zone includes a wide variety of land uses. Open shoreline, parks and recreational facilities, habitat areas, residential, commercial and industrial uses, as well as, energy and oil extraction facilities currently exist in the Coastal Zone. At the north end of the Coastal Zone is Huntington Harbour, a man-made residential marina with commercial centers and residences oriented toward the waterways. South of Huntington Harbour is the Bolsa Chica area which is presently undeveloped and unincorporated, but lies within the City's Sphere of Influence for potential future annexation.

Further south, and adjacent to the Bolsa Chica, is a large undeveloped area of land, part of which is presently in oil production. The Seacliff residential development and golf course lie to the north. Next is the City's downtown area, which over the last ten years has been transformed through re-development into the primary activity node in the City for both residents and visitors. The downtown area includes, among other things, the Municipal Pier and Plaza, destination resort facilities, and a wide variety of visitor serving amenities and activities. At the south end of the Coastal Zone, a major electrical power plant dominates the surrounding shoreline, while nearby, a large sewage treatment facility processes waste from throughout the County. These facilities are near restored coastal wetlands that serve as habitats for numerous wildlife species, including the endangered California least tern and Belding's savanna sparrow.

The following paragraphs describe, in more detail, the City's Coastal Zone; its existing land uses, proposed land use plan and coastal resources. For purposes of discussion, the Coastal Zone is divided into sub-zones. **Figure C-4** depicts the Coastal Zone and its five sub-areas. Figures C-5 through C-9 depict individual sub-areas and proposed land uses. Land use category definitions and listings of permitted uses and densities per land use category are provided in **Table C-1**. Section 4 provides an overview of the issues that must be addressed in the Coastal Zone to comply with Coastal Act policy. Section 5 provides specific policies that the City will follow in order to preserve and enhance its coastal resources and amenities, and Section 6 provides an overview of implementation actions and regulations to carry out the policies.

Sub-Area Descriptions and Land Use Plan

Zone 1 – Huntington Harbour

This area includes the City's Coastal Zone between Warner Avenue and the northeastern City limits. (**Figure C-5.**)

Existing Land Uses

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

Huntington Harbour is an 860 acre residential, man-made marina that occupies the majority of this zone. The Huntington Harbour development is primarily residential with approximately 4,000 residential units, including single family homes, condominiums and apartments all oriented around the three mile network of navigable channels. Zone 1 also includes three commercial centers (one neighborhood serving and two visitor serving) with retail services, overnight accommodations and eating establishments. Public facilities include seven neighborhood parks, a fire station and three boat ramps. A private yacht club and a private racquet club are also located here.

Coastal (Seaward of Pacific Coast Highway)

This portion of Zone 1, which includes Sunset Beach, does not lie within the City's corporate limits and is, therefore, not a part of this Coastal Element.

Coastal Element Land Use Plan

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

Zone 1 is primarily built out, consistent with Coastal Element Land Use Plan designations. The land uses permitted in this zone are summarized below and include residential, commercial and open space. This zone also includes Community District/Sub-areas 4A, 8A and 8B. The Community District and Sub-area Schedule shown in **Table C-2** further defines permitted uses, density/intensity and design and development standards.

Coastal (Seaward of Pacific Coast Highway)

The Coastal Element Land Use Plan does not address this area which is outside City limits.

ZONE 1 – LAND USE DESIGNATIONS	
RESIDENTIAL	RL 6.5, RL-7, RM-15, RMH-25, RH-30
COMMERCIAL	CG-F1, CV-F2-d, CN-F1
MIXED USE	M-sp
PUBLIC	P-OS-CR
OPEN SPACE	OS-P, OS-W
ZONE 1 – SPECIFIC PLAN AREAS	
Huntington Harbour Bay Club	
ZONE 1 – GENERAL PLAN OVERLAYS	
4A, 8A, 8B	

See Table C-1 for land use category definitions.

Zone 2 – Bolsa Chica

This area of the Coastal Zone extends between Warner Avenue to the City limits near the Huntington Beach Mesa bluffs. **(Figure C-6.)**

Existing Land Uses

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

The majority of Zone 2, the Bolsa Chica, is located outside the City's corporate boundary, within the County of Orange. The area is in the City's Sphere of Influence for possible future annexation. Existing land uses in the Bolsa Chica area include vacant land, habitat preservation/wetland and oil production. Approximately 300 acres of residential area lie north of this area. Single family residential is the primary land use, with one three acre neighborhood park. The area between Warner Avenue and Los Patos Drive, west of the unincorporated area, includes approximately 27 acres of low density, single-family homes and two acres of medium density residences. A 50 acre area between the residential development along Kenilworth Drive and the East Garden Grove Wintersburg Flood Control Channel includes a small section of the Bolsa Chica bluffs.

Coastal (Seaward of Pacific Coast Highway.)

This area consists of the Bolsa Chica State Park Beach. The State Park includes open shoreline, parking facilities, restroom facilities and snack facilities.

Coastal Element Land Use Plan

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

The Coastal Element does not present a land use plan for the Bolsa Chica. The land area north of the Bolsa Chica, within the City's corporate and Coastal Zone boundaries, is built out consistent with its Coastal Element designation of low density residential. The area west of the Bolsa Chica is also developed consistent with the Coastal Element Land Use designation of low density residential. The fifty (50) acre area (including the 5 acre area annexed by the City in 2004) adjacent to and immediately north of the East Garden Grove/Wintersburg Flood Control Channel and adjacent to and immediately west of Graham Street is land use designated Residential and Open Space-Conservation. (See Figure C-6a)

There are wetlands, a Eucalyptus Grove that is an Environmentally Sensitive Habitat Area because it provides important raptor habitat, and buffer areas at this site. These areas are designated Open Space-Conservation.

The Wintersburg Channel Bikeway is identified at this site on the north levee of the flood control channel in the Commuter Bikeways Strategic Plan, which is the regional bikeways plan for Orange County (See page IV-C-54 and figure C-14).

Coastal (Seaward of Pacific Coast Highway.)

The land within this area is designated as OS-S, Open Space-Shoreline with a 4J Design District Overlay.

ZONE 2 – LAND USE DESIGNATIONS	
RESIDENTIAL	RL or RM or RH
OPEN SPACE	OS-C, OS-P, OS-S
PUBLIC	P
ZONE 2 – SPECIFIC PLAN AREAS	
None	
ZONE 2 – GENERAL PLAN OVERLAYS	
4G, 4J, 4K	

See Table C-1 for land use category definitions.

Zone 3 – Eastern Bolsa Chica Boundary to Goldenwest

This area of the Coastal Zone extends from the City-County boundary near the Huntington Beach Mesa bluffs, south to Goldenwest Street. **(Figure C-7.)**

Existing Land Uses

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

This sub-area includes one of the largest undeveloped areas in the Coastal Zone. The area consists of 150 contiguous acres bounded by Pacific Coast Highway to the south, Goldenwest Street to the east, Seapoint Avenue to the west, and Palm Avenue to the north. A four acre portion of the site also lies east of Seapoint Avenue. Of the 150 acres, 56 acres are presently owned by the PLC Land Company and 94 acres are owned by Aera Energy LLC. Previous oil and gas extraction activities on the 56 acre, PLC owned property have been abandoned and the site is presently vacant. The 94-acre area owned by Aera Energy LLC houses active oil and gas extraction facilities, including 126 oil wells, 55 above ground storage tanks, above and in ground pipelines, oil separation and related facilities, a gas plant and gas flare unit, two power substations and office facilities. On-site facilities extract oil and gas from onshore bases and State tidelands leases (offshore). Treated crude oil is stored at the facility and transferred off-site via pipeline. Treated natural gas is transferred to Southern California Gas Company via pipeline. According to the property owner, the extraction and processing activities are anticipated to remain in operation on the site another ten to twenty years.

Coastal (Seaward of Pacific Coast Highway.)

This area includes the Bolsa Chica State Park Beach. The State Park includes open shoreline, parking facilities, restroom facilities and snack facilities.

Coastal Element Land Use Plan

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

The Coastal Element Land Use Plan designates the vacant 150 acre site for Mixed Use-Horizontal with a 0.5 floor area ratio, and a maximum residential density of 30 units per acre at sites within the project area for an overall maximum density of 15 dwelling units per acre. The site has a –sp suffix land use designation. The –sp suffix requires that a specific plan(s) be adopted prior to future development. The site is also designated as area 4B in the Coastal Element Community District and Sub-Area Schedule (**Table C-2**). Due to the site's large size and unique location, Coastal Element policy requires that a conceptual master plan of development be prepared for the entire site, prior to, or concurrent with individual specific plans. The purpose of the conceptual master plan is to ensure that ultimate development of the site is cohesive and compatible. Subsequent specific plans for the site are to be consistent with the conceptual master plan. The purpose of the specific plan(s) is to define project level development parameters consistent with

the adopted conceptual master plan. Existing oil production facilities are permitted to continue. However, the Coastal Element Land Use Plan provides for an ultimate change in use on the site from oil production to mixed use, including residential, commercial, open space and civic/recreational uses.

The Coastal Element Land Use Plan for the remainder of Zone 3 designates the vacant bluff at the eastern edge of the Bolsa Chica as open space. It is intended to accommodate the proposed Harriett M. Wieder Regional Park. The private golf course area and neighborhood park are also designated as open space. The residential portion is designated as low, medium, medium high and high density residential, consistent with existing development.

Coastal (Seaward of Pacific Coast Highway)

The entire land area is designated as OS-S, Open Space-Shoreline.

ZONE 3 – LAND USE DESIGNATIONS	
RESIDENTIAL	RL-4, RL-7, RM-15, RMH-25, RH-30
MIXED USE	MH-F2/30 (AVG.15)-sp
OPEN SPACE	OS-P, OS-S, OS-CR
ZONE 3 – SPECIFIC PLAN AREAS	
Holly Seacliff Specific Plan, Palm/Goldenwest Specific Plan	
ZONE 3 – GENERAL PLAN OVERLAYS	
4B, 4J	

See Table C-1 for land use category definitions.

Zone 4 – Downtown

This portion of the Coastal Zone extends from Goldenwest Street south to Beach Boulevard. (Figure C-8.)

Existing Land Uses

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

Zone 4 is known as the City's "Downtown." Existing land uses include recreational beach amenities, single and multi-family residential uses, and a rich variety of visitor serving commercial facilities that serve to make the area the primary activity node for visitors to the Coastal Zone. Within the Downtown area, project areas, with their own distinctive character and purpose, have been developed. Significant commercial project areas include Main Street, the Waterfront Development and a site known as "31 acres." Many of the commercial areas also integrate housing. However, the "Old Town" and "Town Lot" areas are the primary residential nodes in this area.

Main Street

Main Street runs north south from Pacific Coast Highway to Palm Avenue within the Coastal Zone. The Main Street "core area," where development is most concentrated, lies between Pacific Coast Highway and Orange Street. With the head of Main Street leading directly into the Municipal Pier, Main Street itself serves as an extension of the Pier for Coastal Zone visitors. Main Street and its environs have been developed as a mixed use, pedestrian oriented district, with visitor-serving commercial uses, integrated housing and upper story office uses.

The Waterfront

The Waterfront development area encompasses approximately 44 acres located at the northwest corner of Pacific Coast Highway and Beach Boulevard. The site presently includes a high rise hotel with ballroom and conference facilities. Planned uses for the remaining undeveloped portion include additional luxury hotel accommodations, conference facilities, specialty retail, spa facilities and a residential component. This area also includes a small wetlands which will be protected and conserved.

31 Acres

The "31 Acres" site is bounded by Pacific Coast Highway and Atlanta Street to the north, and Huntington and First Street to the east and west. This site is presently vacant but is planned for development with visitor serving commercial and high density residential uses.

Oldtown

The area inland from Lake Street and Atlanta Avenue is known as the Oldtown section of the City. This area is developed with a mix of single and multi-family residential uses.

Townlot

This area comprises approximately 17 blocks north of Walnut Avenue, east of Goldenwest Street, west of Sixth Street and south of Palm Avenue. Existing land uses in the area are primarily residential.

Coastal (Seaward of Pacific Coast Highway)

The seaward portion of this zone includes a high density residential development located northeast of the Pier on the sandy beach area. Also included in this sub-area are the Municipal Pier with restaurant uses and recreational fishing opportunities; the Pier Plaza located at the base of the Pier with public open space, an amphitheater and palm court; restaurant uses at the southwest base of the Pier, and Huntington Beach City Beach.

The Municipal Pier

The City's Municipal Pier is located at the intersection of Main Street and Pacific Coast Highway and serves as the focal point of the City's Coastal Zone. The Pier, which was re-built and opened in 1992, is 1,856 feet long, 30 feet wide and 38 feet above the mean low water level. It is constructed of reinforced concrete. It includes a variety of visitor serving and recreational amenities, including a restaurant, community access booth, lifeguard tower, restrooms and observation and recreational fishing platforms. Visitors can use the Pier to sight see, stroll, fish and/or dine. Proposed enhancements include a funicular/trolley system to transport pedestrians from the Plaza area to the end of the Pier and back. Coastal Element policy restricts the height of buildings on the pier to no more than 2 stories/35 feet and requires that the entire perimeter of the pier be retained for public access.

Pier Plaza

The Main Pier Plaza is located at the base of the Municipal Pier. It consists of more than eight acres of public space. The public plaza includes a palm court, a 230 seat amphitheater, a spectator area, accessways to the beach and lawn, restrooms and concessions, bicycle parking facilities and automobile parking. It also includes 18,000 square feet of visitor serving commercial uses (restaurants). Pier Plaza was designed as a community focal area where public speaking forums, surfing competitions, foot races, outdoor concerts and similar events are held.

Coastal Element Land Use Plan Designations

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

Coastal Element land use designations for the inland portion of this sub-area include mixed use and medium and high density residential. The majority of the sub-area is covered by a specific plan overlay (The Downtown Specific Plan). The Main Street core is subject to the "pedestrian overlay" provisions in addition to the Downtown Specific Plan. Portions of the Community District and Sub-area Schedule apply to the area as well. (See Figure C-10 and Table C-2.)

Coastal (Seaward of Pacific Coast Highway)

The shoreline area, including the site that currently houses residential development, is designated as open space. The Municipal Pier and the area southwest of its base are designated for visitor serving commercial uses. With the exception of the residential use, development in the area is consistent with the Coastal Element Land Use Plan.

ZONE 4 – LAND USE DESIGNATIONS AND GENERAL PLAN OVERLAYS	
OLDTOWN	OS-P, RMH-25-d Design District 3B
TOWNLOT	RH-30-d-sp, MV-F8-d-sp Design Districts 3A, C and D Downtown Specific Plan
WATERFRONT	CV-F7-sp, RH-30-sp Design District 4d RM-15 Downtown Specific Plan
MAIN STREET/ENVIRONS	MH-F4/30-sp-pd, MV-F12-sp-pd, P, M-F11/25-sp-pd, MV-F6/25-sp-pd Design Districts 1A,B,C,D Downtown Specific Plan
31 ACRES	RH-30-sp, CV-F7-sp Design District 4C,I Downtown Specific Plan
PIER AND SHORELINE	CV-d, OS-S Design Districts 2, 4J Downtown Specific Plan

See Table C-1 for land use category definitions.

Zone 5 – Beach Boulevard to the Santa Ana River

This area of the Coastal Zone encompasses approximately 611 acres between Beach Boulevard and the Santa Ana River. (Figure C-9.)

Existing Land Uses

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

Existing land uses within Zone 5 are extremely diverse and include environmentally sensitive habitat areas with restored wetlands. Nearby are oil production facilities, a regionally serving

electric generating plant, a regionally serving sewage treatment plant, a toxic waste site included on the State Superfund list, a mobile home park and single family residences.

Coastal (Seaward of Pacific Coast Highway.)

The seaward portion of this Zone consists entirely of the Huntington State Beach Park, including parking facilities, restrooms, snack bars and the California least tern nesting sanctuary adjacent to the Santa Ana River outlet.

Coastal Element Land Use Plan Designations

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

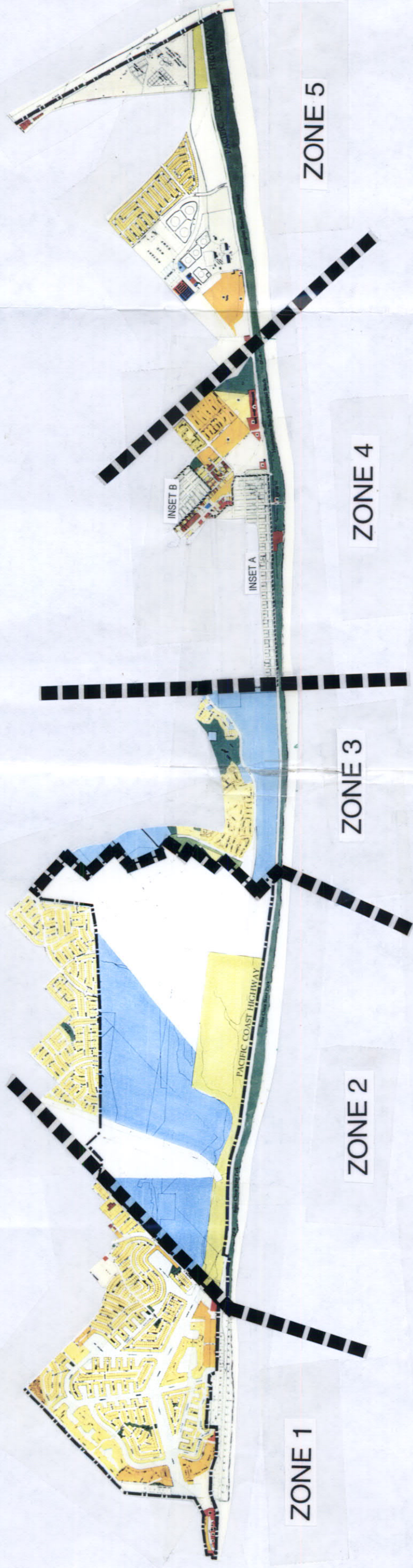
Permitted land uses for the inland portion of Zone 5 include open space-conservation, industrial/public uses, visitor serving commercial and medium density residential uses. The site located at the corner of Hamilton and Magnolia (which contains toxic waste and is presently on the State Superfund cleanup list) is subject to a specific plan overlay and development agreement. In addition, portions of Zone 5 are included in the Community District and Sub-area Schedule. Coastal Element policy provides for the electrical generating and sewage treatment plants to continue, the preservation and enhancement of the open space conservation areas that house wetlands and the nesting sanctuary, and the eventual development of visitor serving commercial on Pacific Coast Highway. All other existing uses are anticipated to remain, consistent with the Coastal Element Land Use Plan.

Coastal (Seaward of Pacific Coast Highway.)

The entire area seaward of Pacific Coast Highway is designated as Open Space-Shoreline with a 4J Design District overlay. Existing uses are consistent with the Coastal Element Land Use designations.

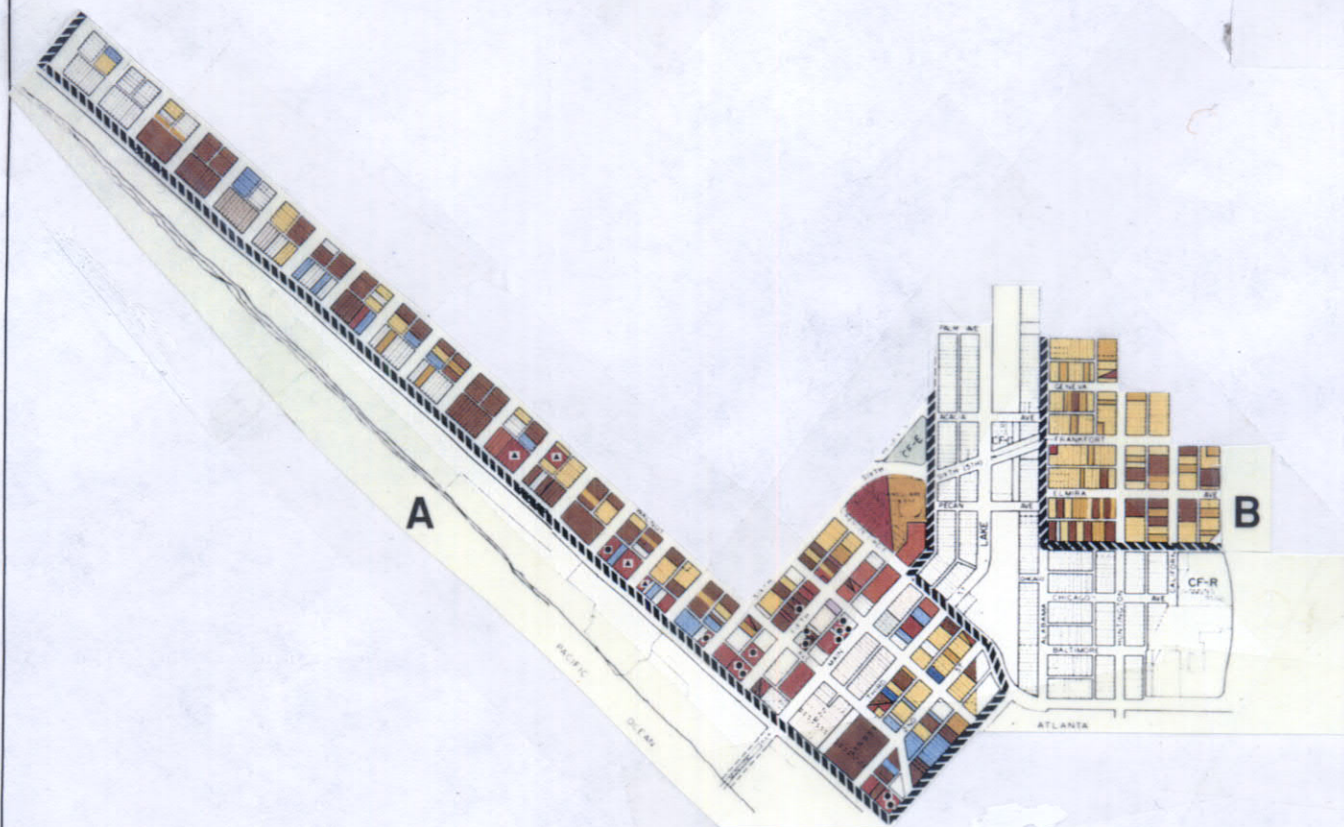
ZONE 5 – LAND USE DESIGNATIONS	
RESIDENTIAL	RL-7, RM-15, RM-15-sp
COMMERCIAL	CV, CG
OPEN SPACE	OS-C, OS-S
PUBLIC	P
INDUSTRIAL	I-F2-d
ZONE 5 – SPECIFIC PLAN AREAS	
Magnolia/Pacific Specific Plan	
ZONE 5 – GENERAL PLAN OVERLAYS	
4E,F,G,H,J 9F	

See Table C-1 for land use category definitions.



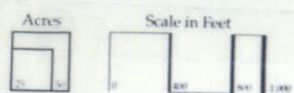
- LEGEND**
- | | | | | | |
|--|--|--|--|--|--|
| <p>RESIDENTIAL</p> <ul style="list-style-type: none"> LOW DENSITY (0.79 DU AC) MEDIUM DENSITY (8.0 TO 19.9 DU AC) HIGH DENSITY (20.0+ DU AC) MOBILE HOME PARK | <p>COMMERCIAL</p> <ul style="list-style-type: none"> REGIONAL RETAIL CENTER RETAIL SERVICES MISCELLANEOUS COMMERCIAL OVERNIGHT ACCOMMODATIONS DINING DRINKING ENTERTAINMENT OFFICE FINANCIAL MULTI TENANT CENTER | <p>MIXED-USE</p> <ul style="list-style-type: none"> MIXED USE (USES IDENTIFIED BY MIX OF COLORS) | <p>INDUSTRIAL</p> <ul style="list-style-type: none"> LIGHT INDUSTRIAL BUSINESS PARK HEAVY MANUFACTURING AND STORAGE YARDS OIL PRODUCTION | <p>PUBLIC</p> <ul style="list-style-type: none"> PUBLIC SCHOOLS PARKS AND RECREATION GOVERNMENT OTHER UTILITIES | <p>OTHER</p> <ul style="list-style-type: none"> INSTITUTIONAL OPEN SPACE AGRICULTURE HARBOR HABITAT PRESERVATION VACANT |
|--|--|--|--|--|--|
- CITY BOUNDARY**
- Scale in Feet
- 0 250 500 1000

EXISTING HUNTINGTON BEACH COASTAL ZONE LAND USE
AS SURVEYED IN 1991
City of Huntington Beach Coastal Element



LEGEND

RESIDENTIAL	COMMERCIAL	MIXED USE	INDUSTRIAL	PUBLIC	OTHER
<ul style="list-style-type: none"> LOW DENSITY (0 TO 9 DU/AC) MEDIUM DENSITY (10 TO 19 DU/AC) HIGH DENSITY (20+ DU/AC) MOBILE HOME PARK 	<ul style="list-style-type: none"> REGIONAL RETAIL CENTER RETAIL SERVICES MISCELLANEOUS COMMERCIAL OVERNIGHT ACCOMMODATIONS DINING, DRINKING, ENTERTAINMENT OFFICE - FINANCIAL MULTI-TENANT CENTER 	<ul style="list-style-type: none"> MIXED USE (USES IDENTIFIED BY MIX OF COLORS) 	<ul style="list-style-type: none"> LIGHT INDUSTRIAL - BUSINESS PARK HEAVY MANUFACTURING - WAREHOUSE AND STORAGE YARDS OIL PRODUCTION 	<ul style="list-style-type: none"> PUBLIC SCHOOLS PARKS AND RECREATION GOVERNMENT - OTHER UTILITIES 	<ul style="list-style-type: none"> INSTITUTIONAL OPEN SPACE AGRICULTURE HARBOR HABITAT PRESERVATION VACANT

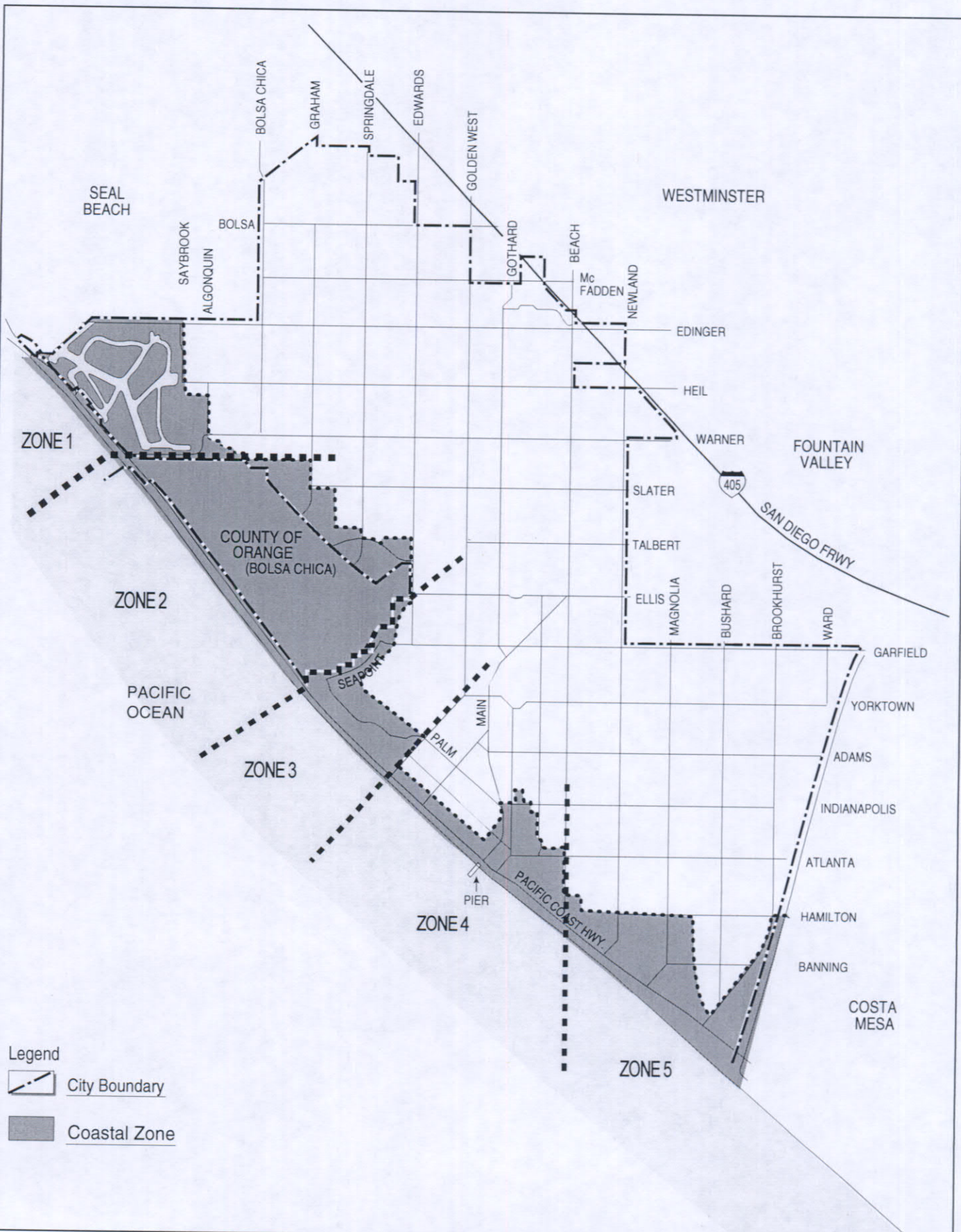


EXISTING HUNTINGTON BEACH COASTAL ZONE LAND USE AS SURVEYED IN 1991

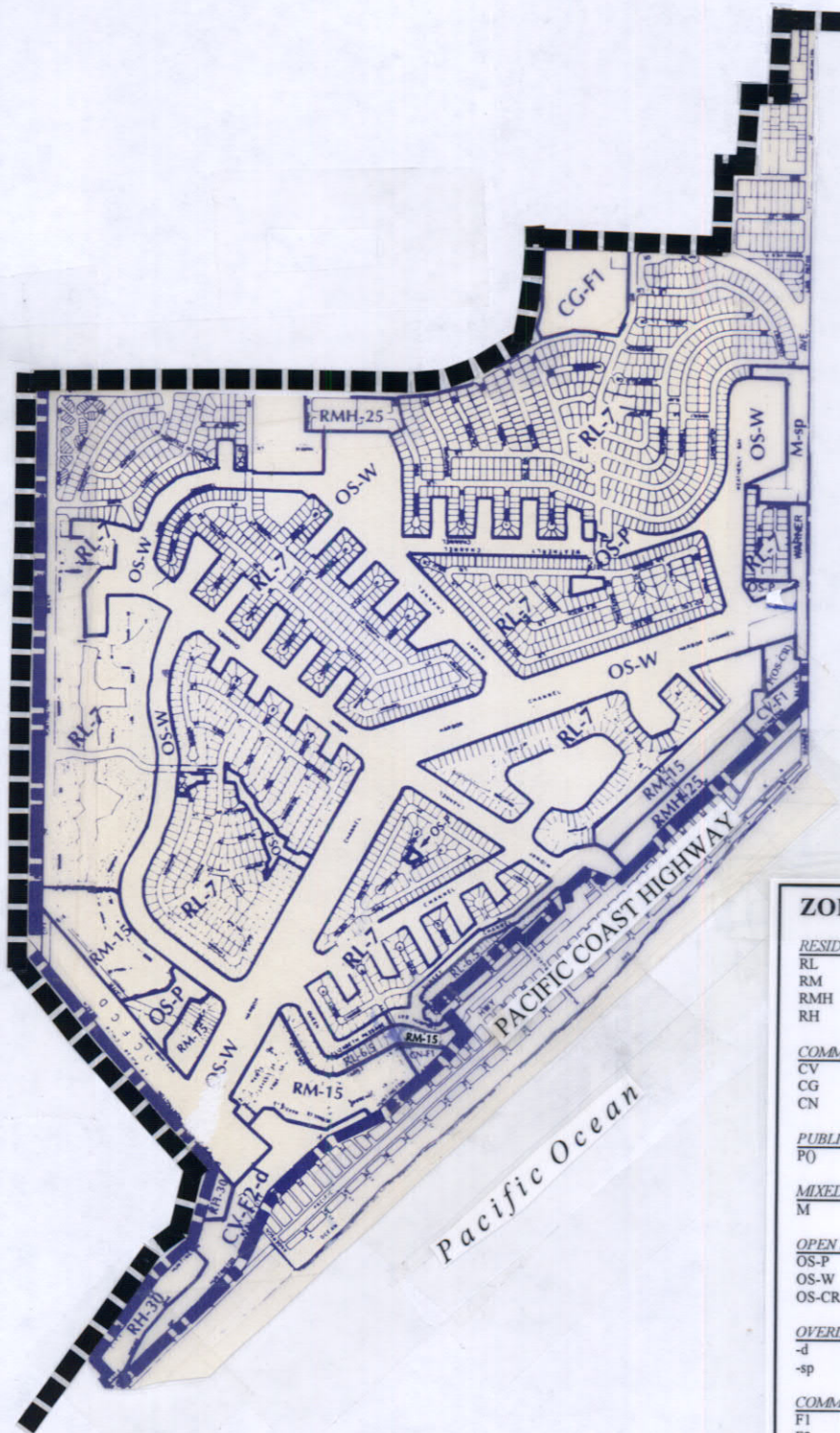
CITY OF HUNTINGTON BEACH COASTAL ELEMENT



FIGURE C-3a



COASTAL ZONE DIVISIONS
CITY OF HUNTINGTON BEACH COASTAL ELEMENT



Zone 2

ZONE 1 LEGEND

RESIDENTIAL

- RL RESIDENTIAL LOW DENSITY
- RM RESIDENTIAL MEDIUM DENSITY
- RMH RESIDENTIAL MEDIUM HIGH DENSITY
- RH RESIDENTIAL HIGH DENSITY

COMMERCIAL

- CV COMMERCIAL VISITOR
- CG COMMERCIAL GENERAL
- CN COMMERCIAL NEIGHBORHOOD

PUBLIC

- PQ PUBLIC (underlying designation)

MIXED USE

- M MIXED USE

OPEN SPACE

- OS-P PARK
- OS-W WATER RECREATION
- OS-CR COMMERCIAL RECREATION

OVERLAY

- d DESIGN OVERLAY
- sp SPECIFIC PLAN OVERLAY

COMMERCIAL, INDUSTRIAL, MIXED USE DENSITY SCHEDULE

- F1 0.35
- F2 0.5

COASTAL ZONE BOUNDARY



HUNTINGTON BEACH CITY LIMITS



HUNTINGTON BEACH COASTAL ZONE ZONE 1 LAND USE PLAN

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

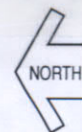
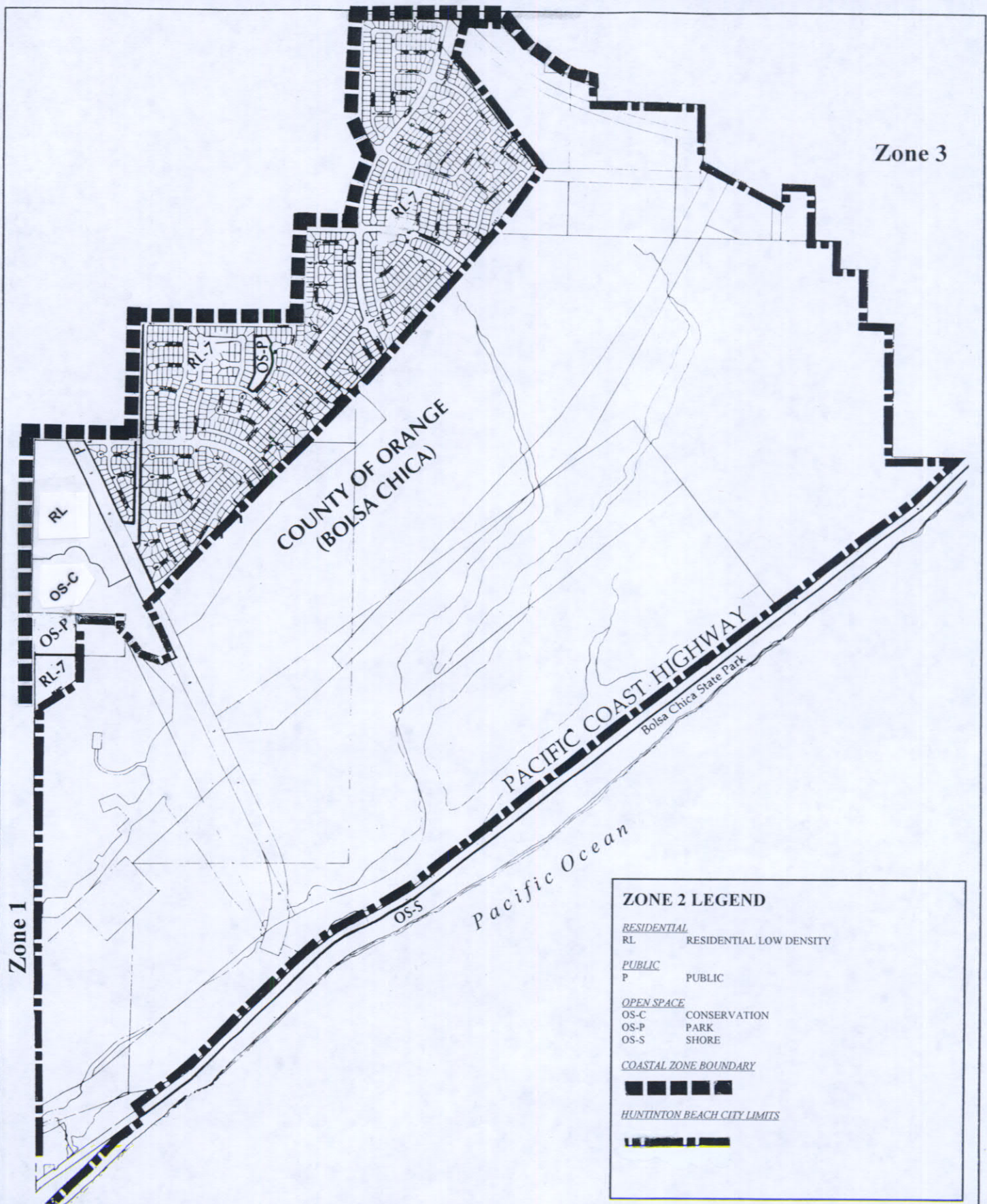


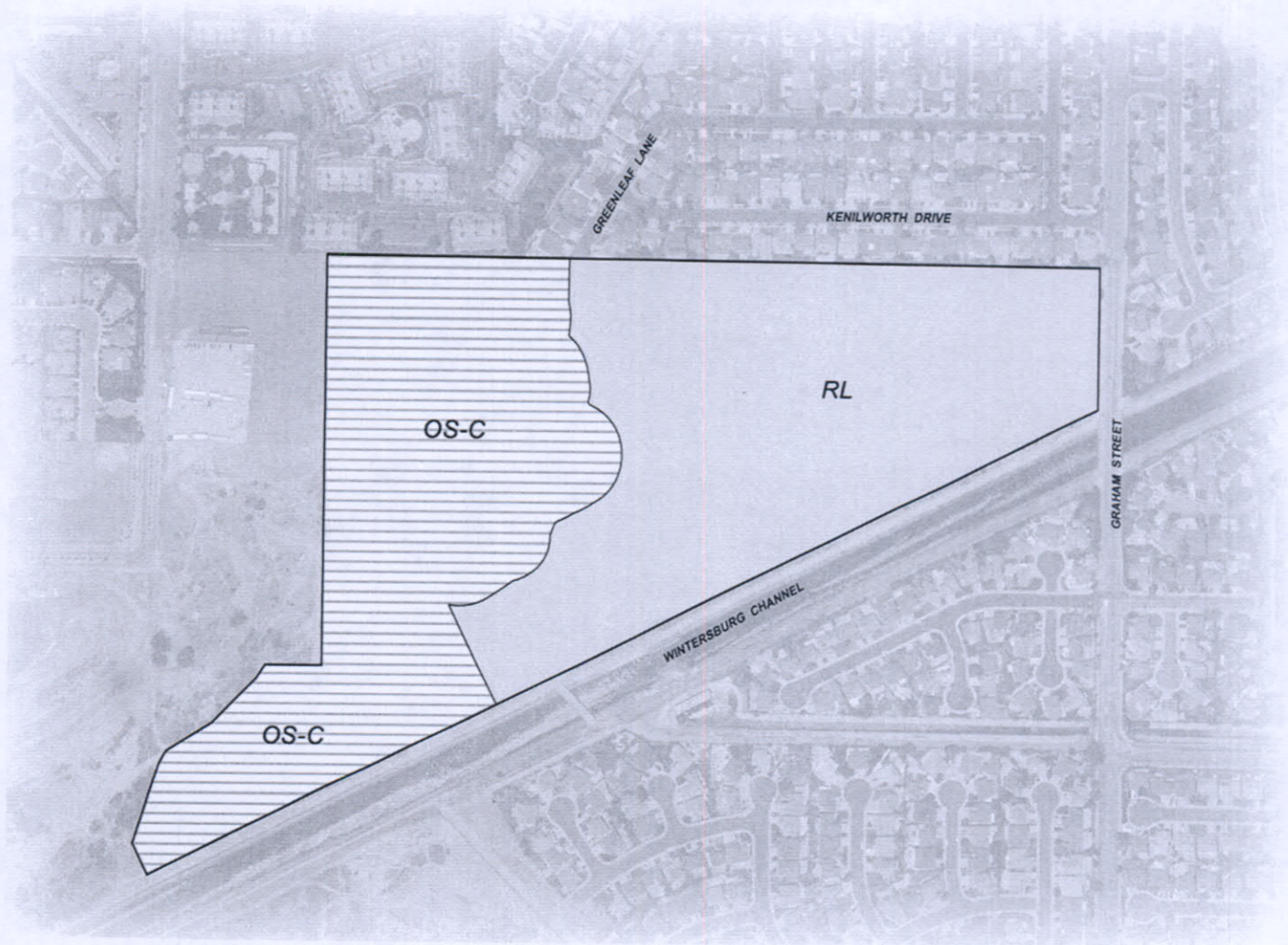
FIGURE C-5





HUNTINGTON BEACH COASTAL ZONE ZONE 2 LAND USE PLAN

CITY OF HUNTINGTON BEACH COASTAL ELEMENT





LEGEND

<u>RESIDENTIAL</u>	
	RL RESIDENTIAL LOW DENSITY
<u>OPEN SPACE</u>	
	OS-C CONSERVATION



PARKSIDE ESTATES
LAND USE PLAN

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

NORTH
FIGURE C-6a



ZONE 3 LEGEND

<u>RESIDENTIAL</u>	
RL	RESIDENTIAL LOW DENSITY
RM	RESIDENTIAL MEDIUM DENSITY
RMH	RESIDENTIAL MEDIUM HIGH DENSITY
RH	RESIDENTIAL HIGH DENSITY
<u>MIXED USE</u>	
MH	MIXED USE HORIZONTAL
<u>OPEN SPACE</u>	
OS-P	PARK
OS-S	SHORE
OS-CR	COMMERCIAL RECREATION
<u>OVERLAY</u>	
-sp	SPECIFIC PLAN OVERLAY
<u>COMMERCIAL, INDUSTRIAL, MIXED USE DENSITY SCHEDULE</u>	
F2	0.5
<u>COASTAL ZONE BOUNDARY</u>	
	
<u>HUNTINGTON BEACH CITY LIMITS</u>	
	

HUNTINGTON BEACH COASTAL ZONE ZONE 3 LAND USE PLAN

CITY OF HUNTINGTON BEACH COASTAL ELEMENT



Zone 3

PACIFIC COAST HIGHWAY

Pacific Ocean

Huntington Beach Municipal Beach

Zone 5

ZONE 4 LEGEND

RESIDENTIAL

RM RESIDENTIAL MEDIUM DENSITY
RH RESIDENTIAL HIGH DENSITY

COMMERCIAL

CV COMMERCIAL VISITOR

MIXED USE

M MIXED USE
MH MIXED USE HORIZONTAL
MV MIXED USE VERTICAL

OPEN SPACE

OS-P PARK
OS-S SHORE

PUBLIC

P PUBLIC

OVERLAY

-d DESIGN OVERLAY
-pd PEDESTRIAN OVERLAY
-sp SPECIFIC PLAN OVERLAY

COMMERCIAL, INDUSTRIAL, MIXED USE DENSITY SCHEDULE

F4 1.25
F6 2.0
F7 3.0
F8 1.5
F11 2.0
F12 3.0

COASTAL ZONE BOUNDARY



HUNTINGTON BEACH COASTAL ZONE ZONE 4 LAND USE PLAN

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

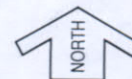
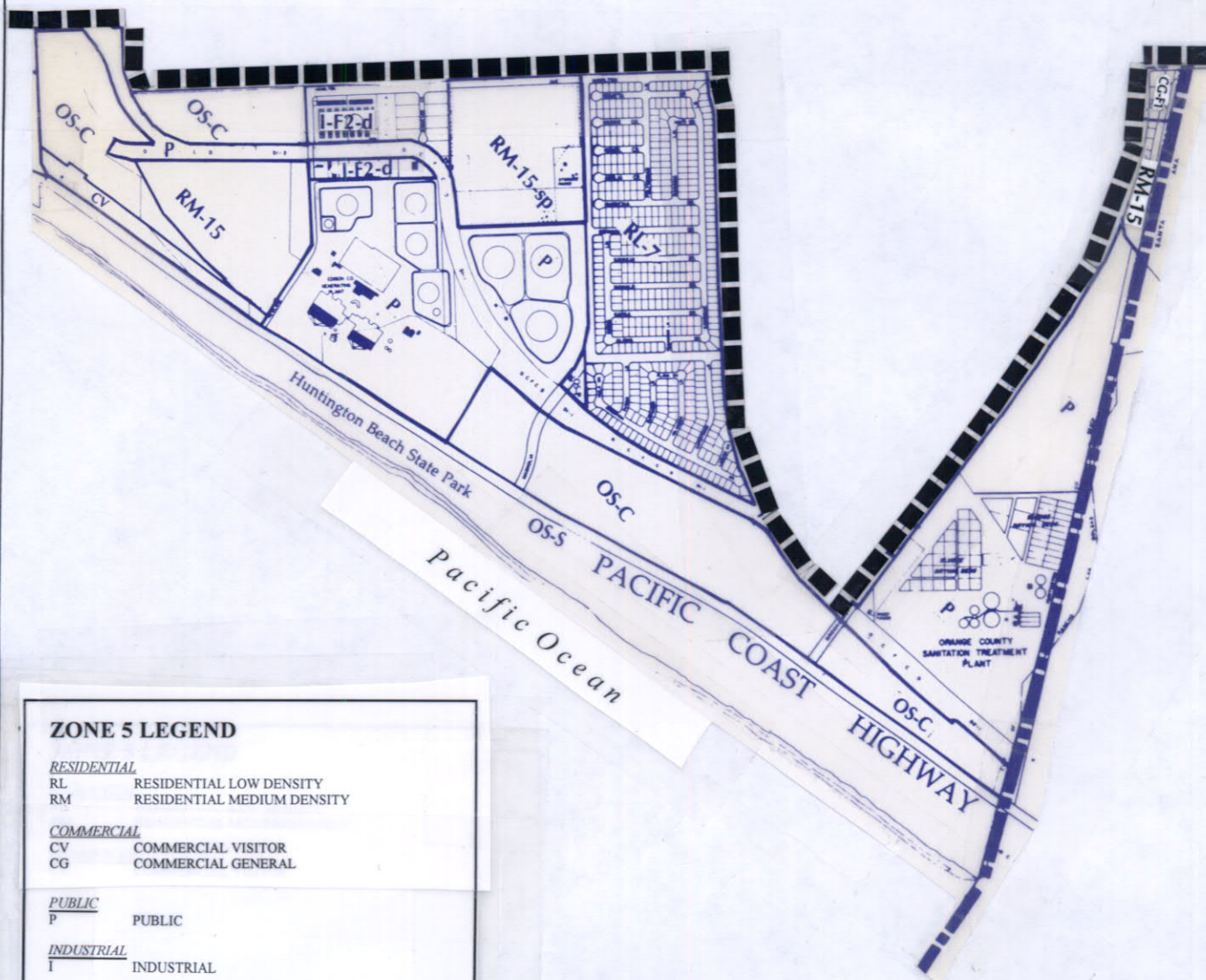


FIGURE C-8



ZONE 5 LEGEND

RESIDENTIAL

RL RESIDENTIAL LOW DENSITY
RM RESIDENTIAL MEDIUM DENSITY

COMMERCIAL

CV COMMERCIAL VISITOR
CG COMMERCIAL GENERAL

PUBLIC

P PUBLIC

INDUSTRIAL

I INDUSTRIAL

OPEN SPACE

OS-C CONSERVATION/WETLAND
OS-S SHORE

OVERLAY

-d DESIGN OVERLAY
-sp SPECIFIC PLAN OVERLAY

COMMERCIAL, INDUSTRIAL, MIXED USE DENSITY SCHEDULE

F2 0.5

COASTAL ZONE BOUNDARY



HUNTINGTON BEACH CITY LIMITS



HUNTINGTON BEACH COASTAL ZONE ZONE 5 LAND USE PLAN

CITY OF HUNTINGTON BEACH COASTAL ELEMENT



FIGURE C-9

**COASTAL ELEMENT LAND USE PLAN
LAND USE, DENSITY AND OVERLAY SCHEDULE
TABLE C-1**

LAND USE CATEGORY	TYPICAL PERMITTED USES
RESIDENTIAL	
Residential Low (RL)	<p>Single family residential units; clustered zero-lot line developments; mobile home parks, and "granny" flats.</p> <p>Additional uses that may be permitted include: multi-family residential, daycare, residential treatment facilities, parks, horticulture, nurseries, and public and semipublic facilities. Temporary uses that may be permitted include commercial filming, real estate sales, personal property sales and street fairs.</p> <p>Maximum of 7 Units Per Net Acre</p>
Residential Medium (RM)	<p>Single family residential units, duplexes, townhomes, mobile home parks, and garden apartments.</p> <p>Additional uses that may be permitted include: multi-family residential, day care, residential treatment facilities, residential care facilities, parks, horticulture, nurseries, and public and semipublic facilities. Temporary uses that may be permitted include: commercial filming, real estate sales, personal property sales and street fairs.</p> <p>From 7 Units to a maximum of 15 Units Per Net Acre</p>
Residential Medium High (RMH)	<p>Townhomes, garden apartments, and apartment "flats."</p> <p>Additional uses that may be permitted include: group residential, multi-family residential, day care, residential treatment facilities, residential care facilities, parks, horticulture, nurseries, bed and breakfast inns, and public and semipublic facilities. Temporary uses that may be permitted include commercial filming, real estate sales, personal property sales and street fairs.</p> <p>From 15 Units to a maximum of 30 Units Per Net Acre</p>
Residential High (RH)	<p>Townhomes, mobile home parks, garden apartments, and apartments.</p> <p>Additional uses that may be permitted include: group residential, multi-family residential, day care, residential treatment facilities, residential care facilities, parks, horticulture, nurseries, bed and breakfast inns, and public and semipublic facilities. Temporary uses that may be permitted include commercial filming, real estate sales, personal property sales and street fairs.</p> <p>Greater than 30 Units Per Net Acre</p>

**COASTAL ELEMENT LAND USE PLAN
LAND USE, DENSITY AND OVERLAY SCHEDULE
TABLE C-1 (Continued)**

LAND USE CATEGORY	TYPICAL PERMITTED USES
COMMERCIAL	
Commercial Neighborhood (CN)	<p>Small-scale retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drug stores, personal services, cultural facilities, institutional, health, government offices and similar uses. Generally, individual establishments should not exceed 10,000 square feet. If feasible, their frontage should be designed to convey the visual character of small storefronts.</p> <p>The Commercial Neighborhood (CN) designation shall utilize the standards of the General Commercial District (CG) of the Zoning Code for implementation.</p>
Commercial General (CG)	Retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, personal services, recreational commercial, hotel/motels, timeshares, overnight accommodations, cultural facilities, government offices, educational, health, institutional and similar uses.
Commercial Visitor (CV)	<p>Hotels/motels, restaurants, recreation-related retail sales, cultural uses (e.g., museums) and similar uses oriented to coastal and other visitors to the City.</p> <p>In Subarea 4C (Pacific City) only, a Fractional Ownership Hotel subject to restrictions may be allowed.</p> <p>In Subarea 4D (Waterfront) only, a Condominium-Hotel subject to restrictions may be allowed.</p> <p>Marine related development such as marinas, retail marine sales, boat rentals, and boat storage which are coastal dependent developments shall have priority over any other type of development (consistent with resource protection) on or near the shoreline.</p>
INDUSTRIAL	
Industrial (I)	<p>Light manufacturing, energy production, resource production, research and development, warehousing, business parks and professional offices, supporting retail, financial, restaurants and similar uses. Warehouse and sales outlets.</p> <p>Marine related activities such as boat construction and dry boat storage. Coastal dependent development shall have priority over any other type of development (consistent with resource protection) on or near the shoreline.</p>

**COASTAL ELEMENT LAND USE PLAN
LAND USE, DENSITY AND OVERLAY SCHEDULE
TABLE C-1 (Continued)**

LAND USE CATEGORY	TYPICAL PERMITTED USES
PUBLIC INSTITUTIONAL	
Public (P)	Governmental administrative and related facilities, such as public utilities, schools, libraries, museums, public parking lots, infrastructure, religious and similar uses.
MIXED USE	
Mixed Use (M)	<ul style="list-style-type: none"> ▪ Mixed use areas that may include Vertically Integrated Housing (MV) or Horizontally Integrated Housing (MH) uses, townhomes, garden apartments, and mid-/high-rise apartments, Commercial Visitor (CV) Neighborhood (CN) and Commercial General (CG) uses. ▪ Mixed use development in the coastal zone will focus on providing visitor serving commercial opportunities along the inland side of Pacific Coast Highway and within the Downtown Specific Plan Area. ▪ The exact density, location and mix of uses in this category shall be governed by a Specific Plan ("-sp") to allow greater design flexibility and to address the uniqueness of a particular area.
Mixed Use-Vertically Integrated Housing (MV)	<ul style="list-style-type: none"> ▪ Single use structures containing Neighborhood (CN), Commercial Visitor (CV) and Commercial General (CG) uses as listed above. ▪ Mixed use development in the coastal zone will focus on providing visitor serving commercial opportunities along the inland side of Pacific Coast Highway and within the Downtown Specific Plan Area. The ground floor shall be reserved for visitor serving commercial uses which provide goods and services directly to the public. Office, professional, residential, and other commercial uses may be allowed on the second floor or above. ▪ The exact density, location and mix of uses in this category shall be governed by a Specific Plan ("-sp") to allow greater design flexibility and to address the uniqueness of a particular area.
Mixed Use – Horizontally Integrated Housing (MH)	<ul style="list-style-type: none"> ▪ Single use structures containing Neighborhood (CN) and Commercial General (CG) uses as listed above. ▪ Visitor serving commercial uses (as permitted by Commercial Visitor ("CV") land use category. ▪ Multi-family residential, including townhomes, garden apartments, and mid-/high-rise apartments. ▪ (Each use is limited to a portion of the total designated site, as prescribed by policy in the element.) ▪ Mixed use development in the coastal zone will focus on providing visitor serving commercial opportunities along the inland side of Pacific Coast Highway and within the Downtown Specific Plan Area. ▪ The exact density, location and mix of uses in this category shall be governed by a Specific Plan ("-sp") to allow greater design flexibility and to address the uniqueness of a particular area.

**COASTAL ELEMENT LAND USE PLAN
LAND USE, DENSITY AND OVERLAY SCHEDULE
TABLE C-1 (Continued)**

LAND USE CATEGORY	TYPICAL PERMITTED USES
OPEN SPACE	
Parks (OS-P)	<p>Public parks and recreational facilities, which provide activities such as, but not limited to: picnic and observation areas, nature trails, peripheral bike paths, tot-lots, play fields, informational signs and/or displays.</p> <p>Ancillary development may include buildings such as maintenance equipment storage, restrooms, nature centers, concession stands, and parking.</p>
Shoreline (OS-S)	<p>Publicly owned coastal beaches. Ancillary development may be permitted, such as food stands, parking lots, bathrooms, and recreation equipment rentals. Ancillary development must be designed and sited to minimize encroachment onto sandy beach. Additionally ancillary development shall be sited such that it shall not need to be protected through any protective structure throughout its economic life.</p>
Commercial Recreation (OS-CR)	<p>Publicly or privately owned commercial recreation facilities such as golf courses, stables, campgrounds, tennis courts, athletic fields, and boating clubs.</p>
Conservation (OS-C)	<p>Properties to be retained for environmental and visual resource conservation and management purposes (e.g., wetlands and ESHA protection). Ancillary activities and buildings may be permitted in locations on the property not possessing wetland or environmentally sensitive habitat, provided that the buildings and ancillary development and use are sited and designed to prevent impacts which would significantly degrade any adjacent wetland or environmentally sensitive habitat areas, consistent with Coastal Act provisions (Sections 30233 and 30240).</p> <p>Ancillary activities include low intensity activities which provide public access and passive recreational use, so long as the resources being protected are not impaired. Such activities could include picnic and observation areas, nature trails, peripheral bike paths, informational signs or displays, and peripheral parking areas.</p> <p>Ancillary buildings would include buildings such as maintenance equipment storage, restroom, and nature centers.</p>
Water Recreation (OS-W)	<p>Lakes and other water bodies used for recreational purposes, such as boating, swimming, and water skiing.</p>

**COASTAL ELEMENT LAND USE PLAN
LAND USE, DENSITY AND OVERLAY SCHEDULE
TABLE C-1 (continued)**

DENSITY CATEGORY	MAXIMUM PERMITTED DENSITY/INTENSITY
Residential	Residential densities indicate the maximum density which may be permitted on a site. The actual development density may be reduced to account for site conditions and constraints.
4.0	Maximum of 4.0 dwelling units per net acre.
7.0	Maximum of 7.0 dwelling units per net acre.
15	Maximum of 15 dwelling units per net acre.
25	Maximum of 25 dwelling units per net acre.
>30	Greater than 30 dwelling units per net acre.
Commercial and Industrial	Commercial and industrial intensities indicate the maximum floor area ratio (FAR) which may be permitted on a site. The actual development intensity may be reduced to account for site conditions and constraints. FAR represents the total building area (floor space, excluding basements, balconies, and stair bulkheads) on a lot divided by the total area of the lot. (Note: commercial FARs exceeding 0.4 normally necessitate subterranean or subterranean parking to provide adequate space to meet code required parking.)
-F1	Maximum floor area ratio of 0.35
-F2	Maximum floor area ratio of 0.5
-F2A	Maximum floor area ratio of 0.75
-F3	Maximum floor area ratio of 1.0
-F4	Maximum floor area ratio of 1.25
-F5	Maximum floor area ratio of 1.5
-F6	Maximum floor area ratio of 2.0
-F7	Maximum floor area ratio of 3.0

**COASTAL ELEMENT LAND USE PLAN
LAND USE, DENSITY AND OVERLAY SCHEDULE
TABLE C-1 (continued)**

DENSITY CATEGORY	MAXIMUM PERMITTED DENSITY/INTENSITY
Mixed Use-Vertical Integration	The intensities/densities of structures vertically-integrating housing and commercial uses shall be determined by a combination of FAR and units per net acre. Each Mixed Use site shall be limited by a total building area FAR, a commercial area FAR, and a residential density. The cumulative total of commercial area FAR and residential density cannot exceed the total building area FAR.
-F8	Maximum total building area floor area ratio of 1.5, commercial FAR of 0.35, and 25 units per net acre.
-F9	Maximum total building area floor area ratio of 1.5, commercial FAR of 0.5, and 25 units per net acre.
-F10	Maximum total building area floor area ratio of 1.5; structure may be fully developed with commercial uses, or combined with housing at a maximum density of 25 units per net acre.
-F11	Maximum total building area floor area ratio of 2.0; structure may be fully developed with commercial uses, or combined with housing at a maximum density of 25 units per net acre.
-F12	Maximum total building area floor area ratio of 3.0 structure may be fully developed with commercial uses, or combined with housing at a maximum density of 30 units per net acre.
-F13	Maximum total building area floor area ratio of 1.5; structure may be fully developed with commercial uses, or combined with housing at a maximum density of 15 units per net acre.
Mixed Use-Horizontal Integration	The densities/intensities of commercial and residential uses are indicated by a FAR for the commercial portion of the site and units per acre for the residential portion of the site. Site areas allocated for each use are specified in the policies contained in this element.
	Maximum floor area ratio and units per net acre as indicated for each zone on the Coastal Element Land Use Plan.

**COASTAL ELEMENT LAND USE PLAN
LAND USE, DENSITY AND OVERLAY SCHEDULE
TABLE C-1 (continued)**

OVERLAY CATEGORY	CHARACTERISTICS/REQUIREMENTS
Specific Plan –sp	<p>Permits underlying land uses and requires that a Specific or Development plan be formulated for large scale, mixed-use multi-phased development projects which provides greater specificity for land use and infrastructure plans, design and development standards, and phasing/implementation.</p> <p>Any portion of a new or amended Specific Plan within the coastal zone must be submitted to the Coastal Commission as an amendment to the City's certified local coastal program and shall not become effective until certified by the Coastal Commission.</p>
Pedestrian District -pd	Permits underlying land uses and requires conformance to land use (restrictions on non-pedestrian active uses) and design standards (e.g., siting of building frontages) to ensure high levels of pedestrian activity along the street frontage.
Historic District -h	Permits re-use of existing historic structures for the underlying land uses provided that the re-use is consistent with the standards and policies of this LCP.
Residential Mobile Home Park –rmp	Permits the density of an existing mobile home park, located within a residential low density designation, to exceed the underlying density of seven (7) units per acre. The maximum density of the mobile home park shall not exceed the existing density of the mobile home park.
Special Design Standards –d	Permits underlying land uses in accordance with special design standards provided that the special design standards are consistent with the standards and policies of this LCP.

**COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2**

Subarea	Characteristic	Standards and Principles
1 Downtown (cumulative)	Area wide Functional Role	Maintain the City's downtown as a principal focal point of community identity, containing a mix of community-serving and visitor-serving commercial uses, housing, and cultural facilities. Development should achieve a pedestrian-oriented, "village-like" environment that physically and visually relates to the adjacent shoreline.
1A Main Street/ PCH "Core"	Permitted Uses	Category: Mixed Use-Vertical Integration of Housing ("MV") Uses permitted by the "CG" and "CV" land use categories), shared parking facilities, and mixed-use structures vertically-integrating housing with commercial uses.
	Density/Intensity	Category: "-F12" <ul style="list-style-type: none"> Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures
	Design and Development	Categories: Specific Plan ("-sp") and Pedestrian District ("-pd") <ul style="list-style-type: none"> Requires the preparation of a Specific Plan. Development must be designed and sited to establish a pedestrian-oriented character. Maintain and expand streetscape amenities. Establish an unified architectural character and highly articulated facades. Require vertical setbacks of upper stories. Emphasize design elements that maintain viewsheds of the shoreline and Pier. Encourage the preservation of historical structures. Establish linkages (walkways) to adjacent streets; providing connectivity of public open spaces and plazas.
1B Main Street/ Olive "Core"	Permitted Uses	Category: Mixed Use-Vertical Integration of Housing ("MV") Same uses as Subarea 1A.
	Density/Intensity	Category: "-F6/25" <ul style="list-style-type: none"> Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures
	Design and Development	Categories: Specific Plan ("-sp") and Pedestrian District ("-pd") Same as Subarea 1 , except standard for shoreline viewshed.

**COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)**

Subarea	Characteristic	Standards and Principles
1C Abutting Downtown "Core"	Permitted Uses	Category: Mixed Use-Horizontal Integration of Housing ("MH") Professional offices, supporting retail commercial, restaurants, cultural, and civic (as permitted in "CO" land use category) shared parking facilities, and free-standing multi-family residential.
	Density/Intensity	Category: "-F4/30" <ul style="list-style-type: none"> Height: three (3) stories
	Design and Development	Categories: Specific Plan ("-sp") and Pedestrian District ("-pd") <ul style="list-style-type: none"> Requires the preparation of a Specific Plan. Buildings should be sited and designed to facilitate pedestrian activity. Establish an unified architectural character and highly articulated facades. Require vertical setbacks above the second story. Require that the scale and massing of structures be consistent with the downtown character and as a transition to adjacent residential neighborhoods. Provide linkages with the Main Street/PCH "cores" (Subareas 1A and 1B)
1D Main Street, North of Orange	Permitted Uses	Category: Mixed Use ("M") Uses permitted in Commercial General ("CG") and Commercial Neighborhood ("CN") land use categories, cultural and civic, mixed use structures vertically-integrating housing and commercial, and free-standing multi-family housing. Uses that conflict with residential units should be excluded.
	Density/Intensity	Category: "-F11/25" <ul style="list-style-type: none"> Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures
	Design and Development	Same as Subarea 1C

**COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)**

Subarea	Characteristic	Standards and Principles
2 Pier	Functional Role	Maintain the Huntington Beach Pier and adjacent properties for beach-related recreational purposes, emphasizing its identity as a coastal and cultural amenity.
	Permitted Uses	Category: Commercial Visitor ("CV") Visitor-serving commercial (surf, bicycle and skate rentals, bait and tackle shops, etc.), restaurants/cafes, beach-related cultural facilities, and parking lots.
	Density/Intensity	<ul style="list-style-type: none"> • Pier: limit development to be compatible with the recreational role of the Pier • Shoreline: limit development to the existing Maxwell's building "footprint" • Height: two (2) stories; maximum 35 feet
	Design and Development	Category: Specific Plan ("-sp") and Special Design District ("-d") <ul style="list-style-type: none"> • Design structures to reflect its beachfront location. • Establish a unifying architectural character for all structures. • Maintain public view of the ocean. • Maintain public access around the entire perimeter of the pier. • Emphasize the Huntington Beach Pier as a community landmark. • Facilitate pedestrian access. • Link the Pier to the Main Street Downtown "Core" (Subarea 1A).
3 "Old Town"	Area wide Functional Role	Maintain the "Old Town" residential area as a distinct neighborhood of the City, incorporating local-serving commercial and community "focal" points to enhance its "village" character. The single family character of the small lot subdivisions shall be maintained.
3A PCH Frontage	Permitted Uses	Category: Residential High ("RH")
	Density	Category: "-30"
	Design and Development	Category: Specific Plan ("-sp") <ul style="list-style-type: none"> • Design multi-family units to convey the visual character of single family units and incorporate extensive mass and facade modulation and articulation. • Site and design development to maintain public views of the coast from public places.

**COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)**

Subarea	Characteristic	Standards and Principles
3B Town Lots	Permitted Uses	Category: Residential Medium High ("RMH")
	Density	Category: "-25"
	Design and Development	<ul style="list-style-type: none"> • Incorporate front yard setbacks to maintain the existing residential neighborhood character. • Site and design development to maintain public views of the coast from public places.
3C PCH Nodes	Permitted Uses	Category: Mixed Use-Vertical Integration of Housing ("MV") Visitor-serving commercial uses permitted by the Commercial Visitor ("CV") land use category, excluding uses that may adversely impact character of surrounding residential, and mixed-use structures vertically-integrating housing with commercial.
	Density/Intensity	Category: "-F8" <ul style="list-style-type: none"> • Height: three (3) stories
	Design and Development	Category: Specific Plan ("-sp") <ul style="list-style-type: none"> • Design structures to achieve a consistent visual character and be compatible with adjacent residential units in scale and mass. • Require structures to be sited along the PCH frontage, with parking to the rear, sides, or within structures. • Site and design development to maintain public views of the coast from public places.
3D	Permitted Uses	Category: Commercial Neighborhood ("CN")
	Density/Intensity	Category: "-F1" <ul style="list-style-type: none"> • Height: two (2) stories
	Design and Development	Category: Special Design District ("-d") <ul style="list-style-type: none"> • Design structures to be visually consistent and compatible with adjacent residential units. • Design and site structures to achieve a "village" character.

**COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)**

Subarea	Characteristic	Standards and Principles
4 PCH Coastal Corridor	Area wide Functional Role	Preserve and enhance the recreational character of the Pacific Coast Highway coastal corridor by the expansion of visitor-serving uses and maintenance of open spaces and recreational opportunities. Establish distinct commercial nodes, residential communities, and open spaces along its length.
4A Peter's Landing	Permitted Uses	Category: Commercial Visitor ("CV")
	Density/Intensity	Category: "-F2" <ul style="list-style-type: none"> Height: three (3) stories
	Design and Development	Category: Special Design District ("-d") <ul style="list-style-type: none"> Promote the revitalization and enhancement of the Peter's Landing commercial center. Establish a unified "village" character, using consistent architecture and highly articulated facades and building masses. Establish a pedestrian character. Provide pedestrian linkages with surrounding residential areas, where feasible. Establish a well-defined entry from PCH. Physically and visually link development to Huntington Harbour's waterways and PCH. Incorporate measures to mitigate the noise impacts of vehicular use of PCH. Incorporate elements to ensure compatibility with surrounding residential areas.
4B Existing Oil Property (Continued on next page)	Permitted Uses	Category: Mixed Use-Horizontal Integration of Housing (MH) <ul style="list-style-type: none"> Residential Medium High ("RMH") Single and multi-family residential Visitor serving commercial (as permitted by Commercial Visitor ["CV"] land use category) Parks, golf courses, and other recreational amenities Open spaces Continued Oil Production
	Density/Intensity	Category: "F2-30" <ul style="list-style-type: none"> Height: four (4) stories Average Density: 15 units per acre

COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)

Subarea	Characteristic	Standards and Principles
4B Existing Oil Property (Cont.)	Design and Development	<p>Category: Specific Plan ("-sp")</p> <ul style="list-style-type: none"> Requires the preparation of and development in conformance with a Conceptual Master Plan of Development and Specific Plan. The preparation of a Specific Plan may be phased in conformance with the conceptual Master Plan. Establish a cohesive, integrated residential development in accordance with the policies and principles stipulated for "New Residential Subdivisions" (Policies LU 9.3.1 and LU 9.3.4). Allow for the clustering of mixed density residential units and integrated commercial sites. Require variation in building heights from two (2) to four (4) stories to promote visual interest and ensure compatibility with surrounding land uses. Commercial development shall be prohibited along the Palm Avenue frontage. Residential development along Palm Avenue shall be compatible in size, scale, height, type, and massing with existing development on the north side of Palm Avenue. Visitor Serving Commercial development shall be oriented along the Pacific Coast Highway frontage. Minimize vehicular access points onto arterial streets and highways including Palm Avenue, Golden West Street, Pacific Coast Highway, and Seapoint Street. Open space and neighborhood parks, which may be private, shall be provided on site.
	Permitted Uses	<p>Category: Commercial Visitor ("CV")</p> <p>Visitor-serving and community-serving commercial uses, restaurants, entertainment, hotels/motels, a Fractional Ownership Hotel subject to restrictions, and other uses (as permitted by the "CV" land use category)</p>
	Density/Intensity	<p>Category: "-F7"</p> <ul style="list-style-type: none"> Height: eight (8) stories
4C PCH/First (Lake) Street Pacific City	Design and Development	<p>Category: Specific Plan ("-sp")</p> <ul style="list-style-type: none"> Establish a unified "village" character, using consistent architecture and highly articulated facades and building masses. Require vertical setbacks of structures above the second floor. Incorporate pedestrian walkways, plazas, and other common open spaces for public activity. Provide pedestrian linkages with surrounding residential and commercial areas. Establish a well-defined entry from PCH. Maintain views of the shoreline and ocean.
	Permitted Uses	
	Density/Intensity	

**COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)**

Subarea	Characteristic	Standards and Principles
4D Waterfront	Permitted Uses	Category: Commercial Visitor ("CV") Hotels/motels and supporting visitor-serving commercial uses (in accordance with Development Agreement), a Condominium-Hotel subject to restrictions
	Density/Intensity	Category: "-F7" <ul style="list-style-type: none"> Hotel/motel rooms: 1,690 Commercial: 75,000 square feet
	Design and Development	Category: Specific Plan ("-sp") As defined by the adopted Development Agreement.
4E PCH/Beach Northeast	Permitted Uses	Category: Open Space Conservation ("OS-C"), uses permitted by the Commercial Visitor ("CV") land use category, and free-standing multi-family housing ("RM"). (Please refer to the Land Use Map for the exact boundaries of each land use designation.)
	Density/Intensity	Category: <ul style="list-style-type: none"> For RM designations, 15 units per acre For CV designations, F2 Height: three (3) stories
	Design and Development	Category: <ul style="list-style-type: none"> Establish a major streetscape element to identify the Beach Boulevard-PCH intersection. Site, design, and limit the scale and mass of development, as necessary, to protect wetlands. Maintain visual compatibility with the downtown. Incorporate onsite recreational amenities for residents. Minimize access to and from PCH, providing an internal roadway system. Incorporate extensive landscape and streetscape.
4F Wetlands	Permitted Uses	Category: Conservation ("OS-C") <ul style="list-style-type: none"> Wetlands conservation.
4G Edison Plant	Permitted Uses	Category: Public ("P") and Conservation ("OS-C") <ul style="list-style-type: none"> Wetlands conservation. Utility uses.
	Design and Development	In accordance with Policy LU 13.1.8.
4H Brookhurst- Magnolia	Permitted Uses	Category: Conservation ("OS-C") Wetlands conservation.

**COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)**

Subarea	Characteristic	Standards and Principles
4I Atlanta-First (Lake) Street	Permitted Uses	Category: Residential High ("RH") Multi-family residential, parks and other recreational amenities, schools, and open spaces.
	Density/Intensity	Category: "-30" <ul style="list-style-type: none"> Height: four (4) stories
	Design and Development	Category: Specific Plan ("-sp") <ul style="list-style-type: none"> Requires the preparation and conformance to a specific or master plan. Establish a cohesive, integrated residential development in accordance with the policies and principles stipulated for "New Residential Subdivisions" (Policies LU 9.3.1-9.3.4). Allow for the clustering of mixed density residential units and integrated commercial sites. Require variation in building heights from two (2) to four (4) stories to promote visual interest and ensure compatibility with surrounding land uses.
4J Beach	Permitted Uses	Category: Shoreline ("OS-S") <ul style="list-style-type: none"> Coastal and recreational uses.
	Design and Development	In accordance with Policy LU 14.1.3 .
4K (Cont. on next page)	Permitted Uses	Categories: Residential ("RL" or "RM") and Open Space-Conservation ("OS-C")
	Density/Intensity	Residential <ul style="list-style-type: none"> Maximum of fifteen (15) dwelling units per acre
	Design and Development	See Figure C-6a A development plan for this area shall concentrate and cluster residential units in the eastern portion of the site and include, consistent with the land use designations and Coastal Element policies, the following required information (all required information must be prepared or updated no more than one year prior to submittal of a coastal development permit application): 1. A Public Access Plan, including, but not limited to the following features: <ul style="list-style-type: none"> Class 1 Bikeway (paved off-road bikeway; for use by bicyclists, walkers, joggers, roller skaters, and strollers) along the north levee of the flood control channel. If a wall between residential development and the Bikeway is allowed it shall include design features such as landscape screening, non-linear footprint, decorative design elements and/or other features to soften the visual impact as viewed from the Bikeway.

**COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)**

Subarea	Characteristic	Standards and Principles
4K (Cont. on next page)	Design and Development	<ul style="list-style-type: none"> Public vista point with views toward the Bolsa Chica and ocean consistent with Coastal Element policies C 4.1.3, C 4.2.1, and C 4.2.3. All streets shall be ungated, public streets available to the general public for parking, vehicular, pedestrian, and bicycle access. All public entry controls (e.g. gates, gate/guard houses, guards, signage, etc.) and restrictions on use by the general public (e.g. preferential parking districts, resident-only parking periods/permits, etc.) associated with any streets or parking areas shall be prohibited. Public access trails to the Class 1 Bikeway, open space and to and within the subdivision, connecting with trails to the Bolsa Chica area and beach beyond. Public access signage. When privacy walls associated with residential development are located adjacent to public areas they shall be placed on the private property, and visual impacts created by the walls shall be minimized through measures such as open fencing/wall design, landscaped screening, use of an undulating or off-set wall footprint, or decorative wall features (such as artistic imprints, etc.), or a combination of these measures. <p>2. Habitat Management Plan for all ESHA, wetland, and buffer areas designated Open Space-Conservation that provides for their restoration and perpetual conservation and management. Issues to be addressed include, but are not limited to, methods to assure continuance of a water source to feed all wetland areas, enhancement of habitats and required buffer areas, restoration and enhancement of wetlands and environmentally sensitive habitats and required buffer areas, and fuel modification requirements to address fire hazard and avoid disruption of habitat values in buffers.</p> <p>3. Archaeological Research Design consistent with Policies C 5.1.1, C 5.1.2, C 5.1.3, C 5.1.4, and C 5.1.5 of this Coastal Element.</p> <p>4. Water Quality Management Program consistent with the Water and Marine Resources policies of this Coastal Element. If development of the parcel creates significant amounts of directly connected impervious surface (more than 10%) or increases the volume and velocity of runoff from the site to adjacent coastal waters, the development shall include a treatment control BMP or suite of BMPs that will eliminate, or minimize to the maximum extent practicable, dry weather flow generated by site development to adjacent coastal waters and treat runoff from at least the 85th percentile storm event based on the design criteria of the California Association of Stormwater Agencies (CASQA) BMP handbooks, with at least a 24 hour detention time. Natural Treatment Systems such as wetland detention systems are preferred since they provide additional habitat benefits, reliability and aesthetic values.</p> <p>5. Pest Management Plan that, at a minimum, prohibits the use of rodenticides, and restricts the use of pesticides, and herbicides in outdoor areas, except necessary Vector Control conducted by the City or County.</p>

**COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)**

Subarea	Characteristic	Standards and Principles
4K (Cont. on next page)	Design and Development	<p>6. Landscape plan for non-Open Space-Conservation areas that prohibits the planting, naturalization, or persistence of invasive plants, and encourages low-water use plants, and plants primarily native to coastal Orange County.</p> <p>7. Biological Assessment of the entire site.</p> <p>8. Wetland delineation of the entire site.</p> <p>9. Domestic animal control plan that details methods to be used to prevent pets from entering the Open Space-Conservation areas. Methods to be used include, but are not limited to, appropriate fencing and barrier plantings.</p> <p>10. Hazard Mitigation and Flood Protection Plan, including but not limited to, the following features:</p> <ul style="list-style-type: none"> • Demonstration that site hazards including flood and liquefaction hazards are mitigated; • Minimization/mitigation of flood hazard shall include the placement of a FEMA certifiable, vegetated flood protection levee that achieves hazard mitigation goals and is the most protective of coastal resources including wetland and ESHA; • Assurance of the continuance, restoration and enhancement of the wetlands and ESHA. <p>Residential:</p> <p>Residential development, including appurtenant development such as roads and private open space, is not allowed within any wetland, ESHA, or required buffer areas and area designated Open Space-Conservation.</p> <p>Uses consistent with the Open Space-Parks designation are allowed in the residential area.</p> <p>All development shall assure the continuance of the habitat value and function of preserved and restored wetlands and environmentally sensitive habitat areas within the area designated Open Space-Conservation.</p> <p>Open Space-Conservation:</p> <p>A. Wetlands:</p> <p>Only those uses described in Coastal Element Policy C 6.1.20 shall be allowed within existing and restored wetlands.</p> <p>All development shall assure the continuance of the habitat value and function of wetlands.</p>

**COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)**

Subarea	Characteristic	Standards and Principles
4K (Cont. on next page)	Design and Development	<p>Wetland Buffer Area: A buffer area is required along the perimeter of wetlands to provide a separation between development impacts and habitat areas and to function as transitional habitat. The buffer shall be of sufficient size to ensure the biological integrity and preservation of the wetland the buffer is designed to protect.</p> <p>A minimum buffer width of 100 feet shall be established.</p> <p>Uses allowed within the wetland buffer are limited to:</p> <ol style="list-style-type: none"> 1) those uses allowed within wetlands per Coastal Element Policy C 6.1.20; 2) a vegetated flood protection levee is a potential allowable use if, due to siting and design constraints, location in the wetland buffer is unavoidable, and the levee is the most protective of coastal resources including wetland and ESHA; 3) No active park uses (e.g. tot lots, playing fields, picnic tables, bike paths, etc.) shall be allowed within 100 feet of wetlands preserved in the Open Space-Conservation area. <p>B. Environmentally Sensitive Habitat Areas: Only uses dependent on the resource shall be allowed.</p> <p>Environmentally Sensitive Habitat Areas (ESHA) Buffer Areas: A variable width buffer area is required along the perimeter of the ESHA and is required to be of sufficient size to ensure the biological integrity and preservation of the ESHA the buffer is designed to protect.</p> <p>A minimum buffer width of 297 to 650 feet shall be established between all residential development or active park use and raptor habitat within the eucalyptus groves.</p> <p>Uses allowed within the ESHA buffer are limited to:</p> <ol style="list-style-type: none"> 1) uses dependent on the resource; 2) wetland and upland habitat restoration and management; 3) vegetated flood protection levee that is the most protective of coastal resources including wetland and ESHA; 4) within the northern grove ESHA buffer only - passive park use may be allowed if it is more than 150 feet from the ESHA, but only when it is outside all wetland and wetland buffer areas, and does not include any uses that would be disruptive to the ESHA. Uses allowed within the passive park areas shall be limited to: <ol style="list-style-type: none"> a) nature trails and benches for passive recreation, education, and nature study; b) habitat enhancement, restoration, creation and management.

**COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)**

Subarea	Characteristic	Standards and Principles
4K	Design and Development	<p>5) within the southern grove ESHA buffer only – a water quality Natural Treatment System may be allowed so long as it is located in an area that is most protective of coastal resources and at least 246 feet from the ESHA.</p> <p>6) In addition to the required ESHA buffer described above, grading shall be prohibited within 500 feet of an occupied raptor nest during the breeding season (considered to be from February 15 through August 31);</p> <p>C. Habitat Management Plan shall be prepared for all areas designated Open Space-Conservation which shall include restoration and enhancement of delineated wetlands, wetland and habitat mitigation, and establishment of appropriate buffers from development.</p> <p>D. Protective Fencing: Protective fencing or barriers shall be installed along any interface with developed areas, to deter human and pet entrance into all restored and preserved wetland and ESHA buffer areas.</p>
8 Commercial Nodes	Area wide Functional Role	Maintain and establish commercial centers to serve surrounding residential neighborhoods and the greater community.
8A Community Commercial	Permitted Uses	<p>Category: Commercial General ("CG")</p> <ul style="list-style-type: none"> Commercial uses permitted by the "CG" land use category.
	Density/Intensity	<p>Category: "-F1"</p> <ul style="list-style-type: none"> Height: two (2) stories
	Design and Development	Design to achieve a high level of quality in conformance with Policy LU 10.1.4. and Policy LU 10.1.12
8B Neigh- borhood Commercial	Permitted Uses	<p>Category: Commercial Neighborhood ("CN")</p> <p>Commercial uses permitted by the "CN" land use category.</p>
	Density/Intensity	<p>Category: "-F1"</p> <ul style="list-style-type: none"> Height: two (2) stories
	Design and Development	Design to achieve a high level of quality in conformance with Policy LU 10.1.10

**COMMUNITY DISTRICT AND SUBAREA SCHEDULE
TABLE C-2 (continued)**

Subarea	Characteristic	Standards and Principles
9 Industrial	Area wide Functional Role	Ensure the development of industrial uses to provide employment for the City's residents and contribute revenue for the City's services.
9F Newland Hamilton Industrial	Permitted Uses	Category: Industrial ("I") Uses permitted by the "I" land use category.
	Density/Intensity	Category: "-F2" on the northern portion of the area only. <ul style="list-style-type: none"> Height: two (2) stories
	Design and Development	Category: Special Design ("-d") <ul style="list-style-type: none"> Same as Subarea 9A Site, design, and limit the scale and mass of development, as necessary, to protect wetlands.

Note: Areas designated by the **Land Use Plan Map** for single family and multi-family residential are not delineated as Community Subareas, other than those listed above. Refer to the **Land Use Plan Map** and associated policies to determine appropriate use, density, and design and development standards.



HUNTINGTON BEACH SUB-AREA MAP

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

IV-C-46

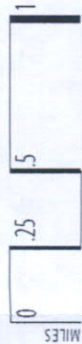


FIGURE
C-10

Shoreline and Coastal Resource Access

Maintaining public access to the State's coastal resources is one of the primary objectives of the Coastal Act. Access to the City's coastal resources is encouraged and provided through regionally linked automobile routes, ancillary facilities such as adequate parking, bikeways and trails, public and private transit and direct pedestrian links. Coastal Element policy calls for the development of adequate infrastructure to accommodate anticipated vehicular traffic; the provision of non-auto oriented transportation facilities; transit facilities; the preservation of existing shoreline accessways, and the provision of new or enhanced access where feasible and appropriate.

Circulation

Freeways and Roadways

Existing

Regional and inter-regional access to the City's Coastal Zone is provided by a system of freeways, major and local arterial highways. The San Diego Freeway (I-405) is the major north-south freeway that provides regional access. Pacific Coast Highway (State Route 1) extends parallel with the coast and traverses the City's entire Coastal Zone along the western perimeter of the City. It provides both regional and local access to the City's coastal resources. Beach Boulevard (State Route 39) begins at Pacific Coast Highway and extends northward to the I-405 Freeway and beyond through cities in Orange and Los Angeles Counties. This route also is prominent in providing both regional and local access to the City's Coastal Zone. The existing circulation network in the City is depicted in **Figure C-11**.

Proposed

The Coastal Land Use Map depicted in this Coastal Element is consistent with the City's General Plan Land Use Map. A traffic study analyzing the potential impacts of building out the City in accordance with the General Plan Land Use Map was conducted in 1994. (See Appendix - 1996 General Plan Technical Background Report.) In addition to analyzing the "built out" scenario of the General Plan Land Use Map, the traffic study assumptions included background regional growth such as development of the Bolsa Chica Specific Plan as currently adopted by the County. The traffic study concluded that implementation of the General Plan Land Use Map would result in a City-wide increase in traffic volumes.

The Circulation Element of the Huntington Beach General Plan sets forth a circulation plan known as the Potential For 2010 Circulation Plan of Arterial Highways. It is anticipated that this plan, in concert with adopted circulation policies and programs, will accommodate the City's projected traffic volumes at buildout of the General Plan Land Use Map. The Coastal Element incorporates the Potential For 2010 Circulation Plan of Arterial Highways (**Figure C-12**). For purposes of maintaining eligibility for Measure M and Congestion management Plan (Proposition 111) funds, the City has also included the Circulation Plan of Arterial Streets and Highways in its Circulation Element. The Coastal Element also includes this circulation plan (**Figure C-13**). The Circulation Plan of Arterial Streets and Highways includes additional improvements that the Potential For 2010 Circulation Plan of Arterial Highways does not. Either plan will accommodate projected traffic levels in Huntington Beach, including the Coastal Zone. The City's preferred circulation plan at this time is the Potential for 2010 Circulation Plan of Arterial Highways. Future general plan amendments that combine the two plans may occur as needed.

The Potential for 2010 Circulation Plan of Arterial Highways depicts several proposed improvements within the Coastal Zone, including the Santa Ana River Bridge Crossings and the re-striping of Pacific Coast Highway to accommodate more traffic lanes and the extension of Hamilton Avenue. A brief discussion of these proposed improvements and their status is provided below.

Santa Ana River Bridge Crossings

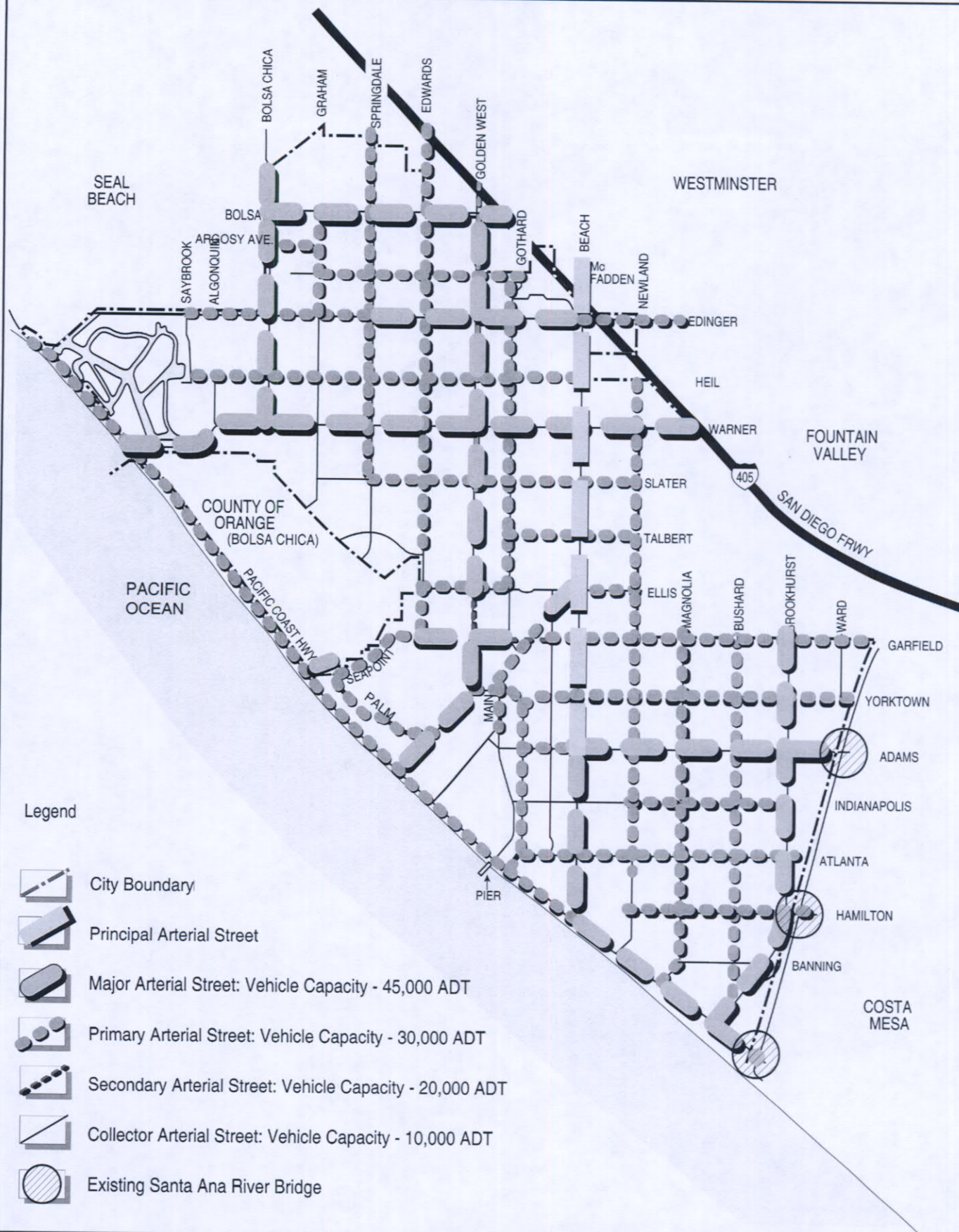
The current Circulation Plan includes two Santa Ana River bridge crossings starting at Garfield Avenue and Banning Street and ending at Gisler Street and West 19th Street, respectively. The County is presently conducting a study to determine whether to implement the proposed bridge crossings, relocate them, or delete them from plans entirely. The City of Huntington Beach opposes the proposed bridge crossings.

Pacific Coast Highway Re-striping - Beach Boulevard to Goldenwest Street

Pacific Coast Highway presently accommodates four lanes of traffic (two lanes in each direction) between Beach Boulevard and Goldenwest Street. The Potential For 2010 Circulation Plan of Arterial Highways (Figure C-12), as well as, the Master Plan for Arterial Streets and Highways (Figure C-13) assume that Pacific Coast Highway will be re-striped between Beach Boulevard and Goldenwest Street to accommodate six lanes of traffic (three in each direction). The re-striping will provide for an increase in traffic capacity. Environmental documents processed by Cal Trans for the proposed re-striping project require that all on-street parking removed from Pacific Coast Highway as a result of the re-striping be replaced at a one-to-one ratio. Coastal Element policy includes this required mitigation and requires the parking be replaced prior to or concurrent with the loss of any parking spaces. Replacement parking alternatives are currently under investigation. (See "Recreational Parking" for further discussion.) Any parking replacement plan will require both City and Coastal Commission approval, prior to commencement of the re-striping project.

Hamilton Avenue Extension

The current Circulation Plan includes extending Hamilton Avenue from its present terminus to link with Beach Boulevard. At present, there is no specific proposal to accomplish this plan. Acquisition of right-of-way, environmental review and an analysis of alternatives are needed before a specific project may be adopted. Identification of funding mechanisms is also needed. The Hamilton Avenue Extension Project is not a high priority for the City or County at this time and is viewed as a long range project.



EXISTING NETWORK OF ARTERIAL STREETS AND HIGHWAYS

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

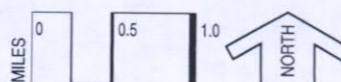


FIGURE C-11



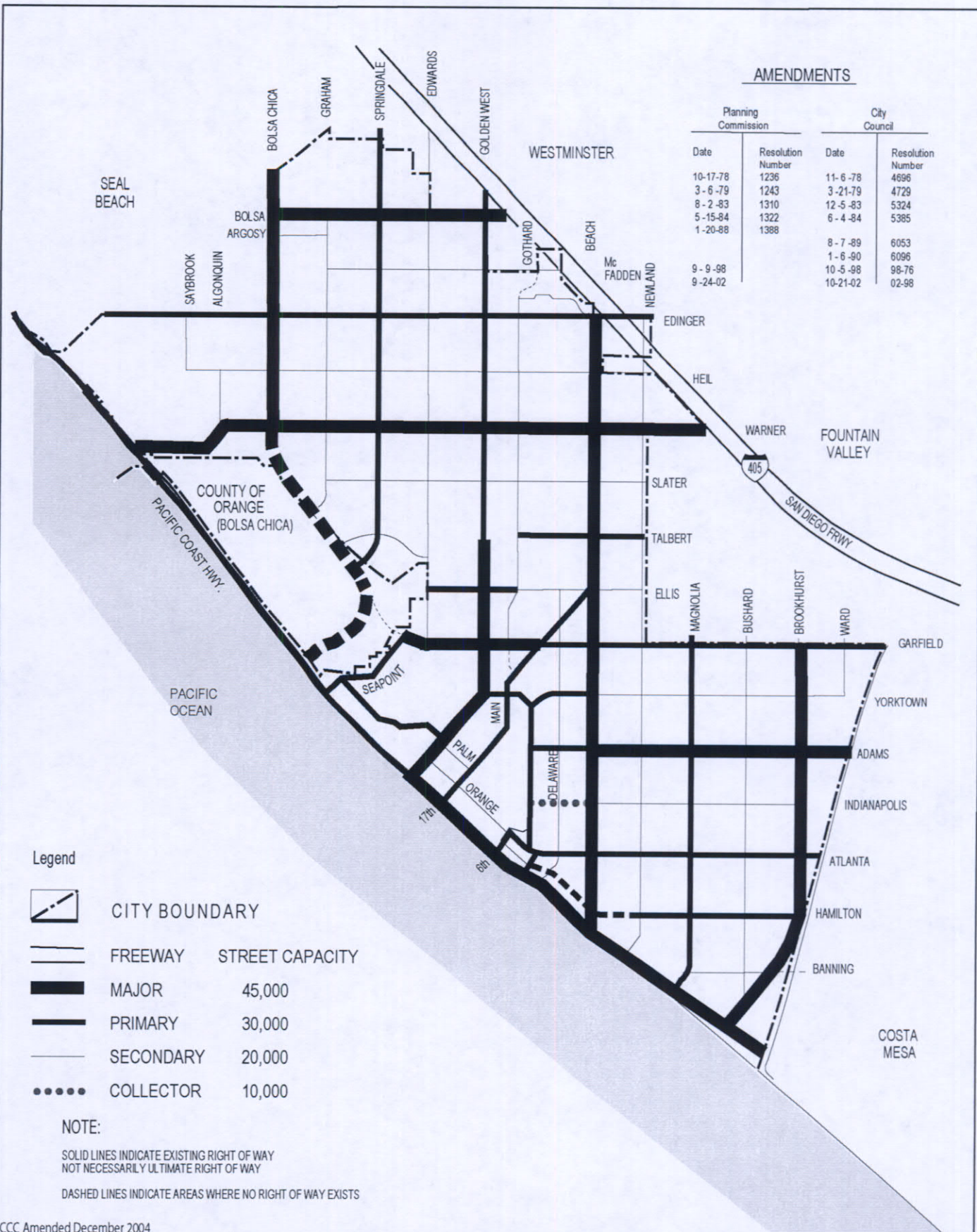
DKS Associates, 1994
Amended June 1998

POTENTIAL FOR 2010 CIRCULATION PLAN OF ARTERIAL HIGHWAYS

CITY OF HUNTINGTON BEACH COASTAL ELEMENT



FIGURE C-12



CCC Amended December 2004

CIRCULATION PLAN OF ARTERIAL STREETS AND HIGHWAYS

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

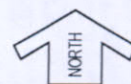


FIGURE C-13

Parking

The provision of adequate parking for the Coastal Zone is a significant issue in Huntington Beach. Recreational, commercial and residential uses all create a demand for parking, with recreation related demands being the highest and most seasonal. It is the City's goal to provide adequate parking facilities for beach users while at the same time decreasing parking demands by promoting and providing alternative modes of transportation to the City's beaches.

Recreational Beach Parking

Throughout most of the year, the amount of parking available for recreational beach users is more than adequate to accommodate the demand generated. Parking is provided in three main areas within the Coastal Zone: in designated lots, parking structures and on-street. Beach parking lots are full to capacity approximately 18 days per year, primarily during peak season and/or special events. Existing public parking opportunities for recreational beach visitors are listed in **Table C-3**. If the proposed re-striping project on Pacific Coast Highway between Beach Boulevard and Goldenwest Street is implemented, on-street parking spaces along Pacific Coast Highway will be removed. Coastal Element policy requires that any parking spaces removed as a result of the Pacific Coast Highway re-striping project be replaced at a one to one ratio prior to or concurrent with the loss of any parking spaces. Parking replacement alternatives that are currently under consideration include one or a combination of those listed below. Other options may be considered as well. The final replacement parking plan shall be consistent with Coastal Act policies pertaining to public and recreational access, as well as, other policies outlined in this Coastal Element. The final parking replacement plan is subject to the approval of the City and Coastal Commission.

Pacific Coast Highway Re-striping - Potential Parking Replacement Alternatives

- Improve the existing South Beach parking lot to accommodate additional parking spaces.
- Add new stalls on both sides of Seapoint Avenue between Pacific Coast Highway and Palm Avenue.
- Provide a new parking lot on Railroad Avenue near Main Street and Pacific Coast Highway.
- Add parking stalls along Huntington Street near Pacific Coast Highway and along First Street near Pacific Coast Highway.
- Develop a parking lot at the old oil access road below the bluffs, west of the Pier.
- Utilize shuttles to access interior parking lots on peak beach use days.
- Special assessments or development fees.

TABLE C-3
Public Parking Opportunities within Coastal Divisions

Coastal Zone Division (Figure C-4)	Parking Location	Free Parking Spaces	Metered Parking Spaces	Total Parking Spaces	Comments
Zone 1	PCH (on-street)*	300		300	
	Peter's Landing	630		630	
	HH Yacht Club		76	76	\$1.00/hour
	Sunset Beach*	672		672	4 hr. maximum
Zone 2	Bolsa Chica State Beach		2200	2200	\$5.00/day
	PCH (on-street)		324	324	\$1.50/hour
Zone 3	PCH (on-street)		260	260	\$1.50/hour
	Surf Theatre Lot		39	39	Permit Only
Zone 4	Pier Plaza		421	421	\$1.50/hour
	Main Promenade		815	815	\$1.50/hour
	PCH (on-street)		486	486	\$1.50/hour
	Business Streets		206	206	\$1.50/hour
	Residential Streets		218	218	\$1.50/hour
	City Beach Lot		250	250	\$1.50/hour
	City Beach Lot		1813	1813	\$7.00/day
Zone 5	HB State Beach		1200	1200	\$5.00/day
	PCH/River (inland)	110		110	
	PCH/River (ocean)	75		75	
	Beach Blvd. (1600' inland)		83	83	\$1.50/hour
	Newland to channel	75		75	
	Magnolia to channel	81		81	
	Brookhurst to channel	22		22	
TOTAL		1,965	8,481	10,446	

Note: *Most or all located outside of the City's Coastal Zone boundary.

Commercial Parking

Much emphasis has been placed on providing adequate parking for commercial facilities in the Coastal Zone to ensure that commercial parking demands do not negatively impact recreational beach user parking. This issue was especially significant when planning for the re-development of the City's Downtown area into a dense node of visitor serving commercial facilities. The unique parking issues of the Downtown area have been resolved through the development and implementation of the Downtown Huntington Beach Parking Master Plan (see Technical Appendix). The Downtown Huntington Beach Parking Master Plan was adopted in 1993 and provides for shared parking facilities including on-street parking, lots and nearby municipal parking structures. Annual reports and modifications of the Master Plan, if needed, will serve to ensure that adequate parking facilities are provided for existing and planned commercial uses in the Downtown area. Other commercial areas within the City's Coastal Zone, but outside the downtown area, meet their parking needs through implementation of the City's Zoning

Ordinance. Adequate parking must be provided on site at the time of development. Shared parking is permitted on a case by case basis, if justified.

Residential Parking

Residential uses within the Coastal Zone are required to provide parking facilities on-site. In some areas of the Coastal Zone, residents may purchase parking permits to exempt them from parking time limits and/or metered parking. Certain residents also have the opportunity to purchase parking stickers that permit them to park in areas where the general public is not permitted. However, Coastal Element policy prohibits the establishment of new preferential parking districts whenever public access to the coast would be adversely affected.

Trails and Bikeways

Bicycling provides both recreation and an alternative mode of transportation to access the City's coastal resources. The City's bikeway program is one of the most extensive in Orange County and includes both Class I and Class II. Bikeways are marked with signs and street painting. Existing and proposed bikeways in the City's Coastal Zone are depicted in **Figure C-14**.

Figure C-14 also depicts riding and hiking trails, including a proposed equestrian trail that will be included in the planned Harriett M. Wieder Regional Park (The Huntington Beach Regional Riding and Hiking Trail). This trail will extend from the existing equestrian facilities and trails in Central Park to the inland side of Pacific Coast Highway at Seapoint Avenue. This trail will provide views of the Bolsa Chica wetlands and shoreline.

The County's Master Plan of Regional Riding and Hiking Trails identifies two regional trails within the subject Coastal Zone: 1). The Santa Ana River Trail, and 2). The Huntington Beach Trail. The Commuter Bikeways Strategic Plan (the regional bikeways plan for Orange County), identifies three regional Class I bikeways within the Coastal Zone: 1). The Santa Ana River Bikeway; 2). The Wintersburg Channel Bikeway, and 3). The Coastal Bikeway.

Trail/Bikeway Definitions	
Name	Definition
Class I Bikeway	Paved off-road bikeway; used by bicyclists, walkers, joggers, roller skaters, and strollers.
Class II Bikeway	On-road bikeway with striped lanes; used by bicyclists.
Riding and Hiking Trail	Natural surface or decomposed granite off-road trail; used mainly by equestrians, mountain bicyclists, joggers and hikers.

Transit

Public transit service in the City's Coastal Zone is provided by the Orange County Transportation Authority (OCTA). The OCTA operates several routes that service the Coastal Zone. The routes are designed to accommodate both general and recreational beach users. During the summer peak season, additional bus service is provided. Existing OCTA bus routes are depicted in **Figure C-15**. Bus routes are amended by the OCTA, as needed, to maximize service.

Direct Access

The City's nine miles of shoreline (including the residential co-op located on the west side of the Pier which is on land leased from the State) are under public ownership and are designated for public recreational use. Consequently, opportunities for direct physical access to the shoreline are excellent.

Direct pedestrian access to the shoreline is provided at several intervals along the entire length of the Coastal Zone, including a new shoreline access (a stairway and a handicap access ramp) constructed at Seapoint Avenue and Pacific Coast Highway near the planned Harriett M. Wieder Regional Park. Access to the Huntington Harbour waterways is somewhat limited due to the residential nature of the surrounding area, but could be enhanced through increased public awareness of existing access points. Additional access points may be provided through re-development or when existing uses are improved.